

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, January 5, 1965

Court Room No. 1

City Hall

7:30 p.m.

Meeting was called to order by Vice Chairman Elmer Manson at 7:30 p.m.

ROLL CALL

Present were: Messrs. Campbell, Houston, Ingersoll, Manson, Manz, Mrs. Bretz—6.

Absent were: Messrs. Fink and Reynolds—2.

HEARINGS

Zonings

Z-144-64

No one appeared in behalf of the petition by Harry Widman, Daniel English, Charles W. Keep and Spartan Oil Corporation to rezone a parcel at 4013, 4027, 4111 and 4207 Aurelius Road from "A" One Family residence to "F" Commercial District.

Matter was referred to the Zoning Committee.

Z-145-64

No one appeared in behalf of the petition by Mike Mardo to rezone a parcel at 544 Beech Street from "D" Apartment to "G" Business District.

Matter was referred to the Zoning Committee.

Z-146-64

Mr. Richard Herrmann appeared for Mr. Harry Silverman in behalf of the petition to rezone a parcel at 830 E. Kalamazoo Street from "F" Commercial to "H" Light Industrial District and stated that presently part of the building is used for auto repair, and part for sales. The building to the East is to be used for automotive repair.

Mr. Silverman advised that the building is presently used for storage.

Matter was referred to the Zoning Committee.

Mr. Reynolds came in at 7:35 p.m.

Z-147-64

Mr. Jack Warren, attorney, appeared in behalf of the petition by Lloyd and Marilyn Barnhart to rezone a parcel at 6301 W. Miller Road from "A" One Family Residence to "G-2" Wholesale or "H" Light Industrial. Mr. Warner stated that the Barnharts are in the construction business. This area is ideally suited to their type of operation inasmuch as it is near I-496 and they can get to a major highway with a minimum of travel on city streets. The building is to be used for the storage of their equipment.

Matter was referred to the Zoning Committee.

Z-148-64

Mr. Jack W. Gibbons, President of Forsberg-Gibbons Realty appeared in behalf of the petition to rezone a parcel at 2501 E. Mt. Hope Avenue from "A" One Family to "D-1" Professional Office District and stated that they intend to upgrade the area. They have no plans to redevelop the property to the North at this time. Total parcel contains 15 acres, and this lot is approximately 85 ft x 200 ft. Plans were presented to the board.

Matter was referred to the Zoning Committee.

Z-149-64

No one appeared in behalf of the petition to rezone the property in the 4200 Block of S. Pennsylvania Avenue described as: Lots 536, 537, 538, 539 and 540 of Maple Hill Subd., from "A" One Family to "D-M" Multiple Dwelling District.

Matter was referred to the Zoning Committee.

Mr. Reynolds left the meeting at 7:45 P.M.

Z-150-64

Mr. Glenn D. Harris appeared in behalf of the petition to rezone a parcel at the Southwest corner of Prospect and Bingham Streets described as: Lot 1, Block 14, Green Oak Addition, minus South 37 feet by 66 ft., and Lot 2, Block 14, Green Oak Addition, minus Southeast 37 feet by 44 ft., and Lot 3, Block 14, Green Oak Addition, from "C" Two Family Residence to "D-M" Multiple Dwelling District and advised that this is vacant land and they feel it is an excellent location for an apartment.

Matter was referred to the Zoning Committee.

Z-151-64

Mrs. Hilda Musselman appeared for Mr. and Mrs. Leo Rosler in behalf of the petition to rezone a parcel on Spike Street described as: That part of Lot No. 3, James M. Turner's Subd., City of Lansing, Ingham County, Michigan, described as: Comm. in the West line of Spike Street 400 ft. South of its intersection with the Southerly line of the Lansing Manufacturer's Railroad right-of-way, the West line of Spike Street is 21 ft. West of the East line of Lot No. 3, and the Southerly line of the Lansing Manufacturer's Railroad is 50 feet at right angles to the Southerly line of the Pere Marquette Railroad right-of-way, thence West 158.2 ft. to the line of Lot 3, thence South 145 feet on the West line of said lot, thence S. 86° 23' E. 159.1 ft. to the West line of Spike St., thence north 155 ft. to the point of beginning, from "A" One Family Residence to "H" Light Industrial District and stated that the petitioners had used this property to grow vegetables and berries to augment their income, but because of their age they need to sell this property to take care of some obligations.

Matter was referred to the Zoning Committee.

Z-152-64

Mr. George Pregulman appeared in behalf of the petition to rezone the property in the 3200 Block of East Street described as: Outlot A, Supervisors Plat of Schworer's Bloomfield Farms, and stated he would like to have this rezoned to commercial as it was when in the township. He has no definite plans for the area now.

Matter was referred to the Zoning Committee.

The Planning Director noted that the staff is working on a proposed zoning map for this area at the present time.

Z-153-64

Mr. Jack Born, attorney for Blue Ribbon Builders, appeared in behalf of the petition to rezone the property at 4209 N. Grand River from "A" One Family to "F" Commercial District and advised that in the township this property was zoned for what it is now used. This request is so that improvements can be made on the interior and small expansion can be completed, and to make it conform to the present use. The present use is a grocery store.

Matter was referred to the Zoning Committee.

Z-154-64

Mr. Albert H. Niles, of the Edward Hacker Co., appeared in behalf of the petition to rezone the property at 726-730 W. Ionia St. from "C" Two Family Residence to "D-M" Multiple Dwelling District. Mr. Niles advised that the property is now used for rental as a single family dwelling. They feel that a nice brick apartment would be an addition to the community and the city. Their plans are for 15 units of one and two bedrooms.

Matter was referred to the Zoning Committee.

Z-155-64

No one appeared in behalf of the petition to rezone the property at 4819 S. Pennsylvania Avenue from "A" One Family to "C" Two Family District.

Matter was referred to the Zoning Committee.

Z-156-64

No one appeared in behalf of the petition to rezone the property on Woodruff Avenue described as: Lots 135, 136, 139, 140, 141, 142 and Outlot "A," from "A" One Family Residence to "C" Two Family and "D-M" Multiple Dwelling District.

Matter was referred to the Zoning Committee.

Z-157-64

Public hearing date for the property located in the 3000 block of S. Washington Avenue for a Community Unit Plan was set for Tuesday, January 26, 1965, in Room 136 of City Hall at 7:30 P.M.

Z-158-64

Mr. Bernie C. Wickes appeared in behalf of the petition to rezone the property at 723 W. Shiawassee Street from "C" Two Family to "D-M" Multiple Dwelling District and stated they plan to build a brick apartment house. He presented plans. The present house on the property is about 100 years old. They plan a 12 unit building.

Matter was referred to the Zoning Committee.

Z-159-64

Mr. George Bleibtrey appeared in behalf of the petition to rezone the property in the 1400 and 1500 block of Marquette Street described as: Comm. N.W. cor. Lot 168, M. Mitschkun's Oak Grove Subd. No. 2, th. SW'ly. to S.W. cor, Lot 168, NW'ly. along N'ly. line Marquette Ave. 205 ft., NE'ly. 200 ft. to S'ly. line C & O RR R/W, SE'ly. 250 ft. to beg.; Sec. 5, T4N, R2W, and Lot 168, M. Mitschkun's Oak Grove Subd. No. 2, from "A" One Family Residence to "D-M" Multiple Dwelling District and advised that he had owned the property for about 8 years. He is unable to sell because of the industrial use across the tracks and on the East. Would like it rezoned to multiple which would allow apartments to act as a buffer to the single family dwellings. He has no plans for improvement of the property.

Matter was referred to the Zoning Committee.

Z-160-64

Mr. John Crouse, representing Heatherwood Dairy, appeared in behalf of the petition to rezone property at 2701 E. Michigan Avenue from "A" One Family and "F-1" Commercial to "H" Light Industrial District and stated that they have no present plans for expansion. The reason for this request is to make their business conforming with the Zoning Code.

Matter was referred to the Zoning Committee.

Z-162-64

Mr. Bruce Hartwig appeared in behalf of the petition to rezone the property located on the North side and adjoining 3535 Moores River Drive described as: Commencing at the West end of West Mt. Hope on the Northwest side of Moores River Drive at the edge of Grand River, thence in a southwesterly direction along the river edge approximately 325 ft., thence in a Southeasterly direction approximately 610 ft., thence North approximately 400 feet, thence West along Mt. Hope Avenue to point of beginning approximately 450 ft., from "A" One Family Residence to

"F-1" Commercial District and stated that he was representing the Lansing Elks Club. Their plans call for the building to face the river. They have approximately five acres which will accommodate their parking needs. The land lends itself well to this type of building and there will be two points of access, one from Mt. Hope and one from Moores River Drive. Parking will be in the back of the building. The Commercial zoning will be needed because of the kitchen and bar facilities.

Matter was referred to the Zoning Committee.

Z-163-64

No one appeared in behalf of the petition to rezone a parcel at 1128, 1130, 1300, 1304, 1308 and 1310 W. Saginaw St. and 718, 720, 730, (vacant lot) and 734 Clayton Street from "B" One Family and "D-1" Professional to "J" Parking.

Matter was referred to the Zoning Committee.

Z-164-64

Mr. Hiram R. Marple, owner and operator of Leavenworth Commercial Photo Studios appeared in behalf of the petition to rezone the N.E. corner of West St. and Olds Avenue described as: Lot 68 and the South 1/2 of Lot 69, Riverview Heights Subd. of Block 12, Townsend's Subd. of a part of Sec. 20, from "B" One Family to "H" Light Industrial District and stated that he had been requested by the State Highway to move, and he desires to stay in the same general neighborhood.

Matter was referred to the Zoning Committee.

Z-165-64

Public hearing date for this property located in the 2800 blk. of S. Waverly Road for a Community Unit Plan was set for Tuesday, January 26, 1965, in Room 136 of City Hall at 7:30 p.m.

Z-166-64

Public hearing date for this property located on Inverary Dr. for a Community Unit Plan was set for Tuesday, January 26, 1965, in Room 136 of City Hall at 7:30 p.m.

Z-167-64

Public hearing date for this property located in the 2800 block of S. Waverly Road on the petition to rezone the prop-

erty from "A" One Family to "D-M" Multiple Dwelling District was postponed until Tuesday, January 26, 1965, in Room 136 of City Hall at 7:30 p.m. so that it might be considered with Z-165-64 and Z-166-64 also presented by the same petitioner.

Z-168-64

No one appeared in behalf of the petition to rezone the property at 913 N. Cedar Street from "C" Two Family to "F" Commercial District.

Matter was referred to the Zoning Committee.

Z-169-64

Mr. George Belon appeared in behalf of the petition to rezone the property at 709 S. Pennsylvania Avenue from "C" Two Family to "F" Commercial District and advised that at the present time the Evans business is located at 317 N. Capitol, but they are being bought out by Urban Renewal. They are seeking to establish their business and home elsewhere. Plans for this site were submitted. A 30 x 70 area on Lot 7 will be used for storage. Mr. Belon has an option on Lot 6. Lot 5 is used for a pumping station. The alley will act as a buffer. The shop will affect no one, and will be behind the present structure, facing the railroad tracks. They employ five people including Mr. Evans.

Matter was referred to the Zoning Committee.

Z-170-64

No one appeared in behalf of the petition to rezone the property at 1101 W. Willow Street from "B" One Family Residence to "F" Commercial District.

Matter was referred to the Zoning Committee.

Z-171-64

Mr. Bruce Maguire appeared in behalf of the petition to rezone the property at 4220 S. Logan Street from "A" One Family to "F" Commercial District and stated that the present house on the property was built about 1870 and is not suitable for residential now. This property was zoned commercial before it was taken into the city. He further mentioned of the commercial in the area but did not care to mention his plans for the property at present.

Matter was referred to the Zoning Committee.

Z-139-64

Mr. William Van Duzer appeared in behalf of his petition to rezone property at 522 W. Kalamazoo Street from "D-M" Multiple Family to "D-1" Professional Office District and advised the Board that inasmuch as the wrong drawing was shown on his property at the hearing in December, he wished to make sure that they had the correct information before making a decision on this petition. He further advised that he is North of West Junior High School. Drawings on his plans were presented.

This matter was up for a recommendation later on the agenda.

Recess from 8:35 to 9:00 p.m.

BUSINESS SESSION

APPROVAL OF MINUTES

Motion by Manson, seconded by Ingersoll, that the minutes of November 25th be approved as read.

Motion carried unanimously.

ZONING COMMITTEE

Z-77-64

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by John W. and Joanne M. Reid to rezone a parcel at 5757 S. Cedar Street from "A" One Family Residence to "F" Commercial District be denied as filed but that the North 65 ft. of the parcel be zoned "J" Parking and the balance of the property be zoned "F" Commercial.

The screening of the "J" parking area shall be as follows: The area shall be hard surfaced with brick, concrete, or plant mixed bituminous material, and maintained in a usable dustproof condition.

Such property shall be lighted to provide a minimum of 2/10 lumens of light per square foot of surface area so directed so as not to affect adjacent properties or passing motorists.

Present type use is only logical use due to irregular shape of lot. Zoning conformance would allow alterations and improvements to meet building code standards and upgrade property.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-82-64

Motion by Campbell, seconded by Ingersoll, that the Board recommend to City Council that the petition by Herman Davidson to rezone a parcel at Stabler and Holmes Road described as: Comm. 35 ft. W. and 33 ft. S. of N. $\frac{1}{4}$ post, Sec. 33, th. S. 1287 ft., W. 361 ft., N. 1287 ft., E. 361 ft. to beg. exc. W. 100 ft. of N. 192 ft., Sec. 33, T4N, R2W, from "A" One Family Residential to "D-M" Multiple Dwelling District be denied and that the property, except the South 330 feet be rezoned from "A" One Family Residence to "C" Two Family Residence District.

The South 330 feet shall remain in "A" One Family Residence District.

The Board further recommends that the property described as: Comm. on N. Sec. line 296 ft. W. of N. $\frac{1}{4}$ post, th. S. 225 ft., W. 100 ft., N. 225 ft., E. 100 ft. to beg. exc. N. 50 ft. reserved for street, Sec. 33, T4N, R2W, be rezoned from "A" One Family residence to "C" Two Family Residence.

The physical barriers—athletic field, tennis courts, and access route to the high school, which is a traffic generator, sets this apart from the existing single family development. Large lots platted to accommodate two family dwellings serve as a transition area between single family homes and institutional use without materially increasing density.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-96-64

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Donald V. Whipp, Clela and George Taylor to rezone a parcel at 717 and 719 W. Allegan Street from "D-M" Multiple Dwelling to "D" Apartment District, revised to Community Unit Plan on November 27, 1964, be approved subject to:

1. The parking ratio be not less than 1.1 to 1.
2. The general arrangement of off-street parking and building site locations be essentially the same as shown in the amended plan showing swimming pool omission and increased parking, except that the first two parking spaces on both sides of the entrance on Sycamore Street be omitted and low evergreen plantings be provided along the 16-ft. setback line, except at the entrance.
3. The proposed project be improved with all public utilities.

4. There be provided on the parking areas a minimum of 2/10 lumens of light per square foot so directed so as not to affect adjacent properties.
5. Screening to consist of dense evergreen plantings or other materials which will provide screening at the height of 5 ft. 6 in. around the periphery of the parking area, except for mutual parking arrangements negotiated with abutting property owners.
6. Wheel stops be provided for vehicles in the parking areas.
7. This approval expires one year from date of acceptance by City Council or at the expiration of the building permit, whichever is later.
8. Any space adjacent to the site acquired for additional parking and/or recreational facilities is required by ordinance to be considered as an amendment to the plan.
9. Height will not exceed 45 ft. so as to be compatible with the development of the State Capital Complex.

The Board in considering the Community Unit Plan took into account the need for apartments in this general area adjacent to the Capital Development project. Consideration was also given to the interest being shown in the Governor's Residence site possibly to the North across Allegan and the Board's approval included a 45 height limitation which is established for the purpose of developing the character of the surrounding area. The Board found that the neighborhood is in a state of transition with additional apartment buildings being contemplated by other developers at this time. It is felt that this is a desirable land development. The Board believes that the property adjacent to the Plan would not be adversely affected.

The Board finds that the intent is to promote public health, safety, morals and general welfare.

The plan as proposed by the developer is to be used for single-family dwellings, two-family dwellings, or multiple dwellings and the usual accessory uses such as garages, storage space and community activities, including parking.

This recommendation carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-105-64

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the Community Unit Plan submitted by the Nottingham Development

Co. for property in the 2400 block of York St. described as: A strip of land 9 rods in width, except the West 811.5 ft. thereof, off the South end of the North 30 acres of the South 60 acres of the West fractional $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Sec. 30, T4N, R2W, Ingham County, Michigan, be approved subject to the following conditions:

1. That the project conform to all pertinent state and local regulations.
2. That sufficient space be provided for parking of 25% of the potential family membership on the site.
 - a. That the 20 spaces as shown on the plan be available initially complete with hardsurfacing and wheel stops.
 - b. That additional parking areas be developed similarly as they are required.
 - c. Parking space should be 65 ft. wide to permit 90° parking.
3. That outdoor lighting be provided with an intensity of 2/10 lumens of light per square foot, so arranged to prevent direct or reflected glare on adjacent property.
4. That a solid masonry fence with a minimum height of 6 ft. or other similar sound absorbing device be erected on the North, East and West sides of the pool.
5. That no malodorous gas or matter be permitted which is discernable on any adjoining lot or property.
6. That prior to issuance of a building permit a 60-ft. wide right-of-way shall be dedicated to the City of Lansing for the extension of York St., complete with:
 - a. Storm and sanitary sewer.
 - b. Curb and gutter. Developer shall petition for and make arrangements for installation of same on both sides of the street.
 - c. Grade and Gravel. The full width of the street abutting this property according to standards of the Public Service Department.
 - d. A 6-foot perpetual easement shall be provided along and within the rear and side property lines for the construction and maintenance of utilities.
7. That abutting home owners have a perpetual, unlimited option on club membership.
8. That the Channel Woods Swim Club maintain the unused acreage in a clean natural state.

9. That a building permit be secured within 12 months of City Council approval.

This motion failed by the following vote:

Yeas: Campbell, Fink, Houston, Manson, Bretz—5.

Nays: Ingersoll, Manz, Reynolds—3.

Z-117-64

Motion by Campbell, seconded by Ingersoll, that the Board recommend to City Council that the petition by John W. Mercer, Jr., to rezone a parcel at the Northwest corner of Pleasant Grove and Reo Roads (approx. 4600 block Pleasant Grove Rd.) described as: South 30 acres of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Sec. 31, except a parcel 495 ft. North and South by 190 ft. East and West of the Southwest corner thereof, Sec. 31, T4N, R2W, City of Lansing, Ingham County, Michigan, from "A" One Family to "D-M" Multiple District be denied.

The area is proposed for low residential density on the Master Land Use Plan (2-3 dwelling units per net acre). "D-M" Multiple zoning at this location would allow a density that would be out of character with the neighborhood (i.e. spot zoning). Single family zoning allows reasonable use of the land.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-119-64

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Vernon J. Andrews to rezone a parcel at 426 W. Ottawa Street from "D-M" Multiple to "D-1" Professional Office District be granted.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-121-64

Motion by Campbell, seconded by Ingersoll, that the Board recommend to City Council that the petition by James R. Davis to rezone certain properties on Louise (Louisa) and Fred Streets described as: The following lots all in Supervisor's Plat No. 3, a part of the East $\frac{1}{2}$ of Southeast

¼, Sec. 4, and a part of the West ½ of Southwest ¼, Section 3, T3N, R2W, now City of Lansing, Ingham County, Michigan. Lots 74 through 80 inclusive; Lots 71 and 72, Lots 86 through 93, inclusive; Lots 108 through 111 inclusive; Lots 119 and 120; Lots 83 and 114, from "A" One Family to "C" Two Family Residence District be denied.

Area is now developed in single family structures. There is no barrier either natural or artificial to justify these spots of two-family development.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-122-64

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by J. B. Grammatico to rezone a parcel at 1004 W. Allegan Street from "C" Two Family to "D-M" Multiple Dwelling District be granted.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-123-64

Motion by Campbell, seconded by Ingersoll, that the Board recommend to City Council that the petition by Thomas Dee to rezone a parcel at 3145 S. Cedar Street from "J" Parking and "F" Commercial to "F" Commercial be denied as filed and that the South 17 ft. of the West 86.5 ft. of Lot 32, be rezoned from "J" Parking to "F" Commercial, also the East 10 ft. of the North 22 ft. of Lot 34, the East 10 ft. of Lot 33 and the East 10 ft. of the South 17 ft. of Lot 32, be rezoned from "F" Commercial to "J" Parking, with screening along the East property line to consist of one of the following:

1. A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.
2. A 3 ft. chain link type fence with dense evergreen plantings of a mature height of 5 ft.
3. A 5 ft. cyclone type fence with interwoven redwood slats.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-126-64

Motion by Campbell, seconded by Manson, that the Board recommend to City Council that the petition by Theodore Zabrodsky to rezone a parcel at 3520 N. Turner Street from "A" One Family Residential to "F" Commercial District be denied as filed.

The Planning Board further recommends that the North 30 ft. lying South of the South right-of-way line of Sheridan Rd., and the West 30 ft. lying East of the East right-of-way line of Turner Street of the following described property: Comm. at the intersection of N. line of Sec. 4 and center of Turner St., E. 10 rods, S. pl. with cen. of Road 8 rods, W. 10 rods to cen. of Rd., N. to beg. on N.W. ¼ of Sec. 4, T4N, R2W, City of Lansing, Ingham County, Michigan, be rezoned from "A" One Family to "J" Parking and the balance of the property be rezoned from "A" One Family to "F" Commercial.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-127-64

Motion by Campbell, seconded by Ingersoll, that the Board recommend to City Council that the petition by Robert L. Rice to rezone a parcel at 5716 S. Cedar Street from "A" One Family to "H" Light Industrial District be denied as filed and that: The West 50 ft. and the East 50 ft. lying parallel to South Cedar St., be rezoned from "A" One Family to "J" Parking District and the balance of the property be rezoned from "A" One Family to "H" Light Industrial.

This will conform to the property contiguous to the neighborhood.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-128-64

Motion by Campbell, seconded by Ingersoll, that the Board recommended to City Council that the petition by Frank Card to rezone the parcels at 403 and 407 Dunlap Street from "A" One Family Residential to "D-M" Multiple Dwelling District be denied.

This area is indicated as medium density on the Master Land Use Plan (4-10 dwelling units per net acre). The zoning district is "A" One Family, which allows reason-

able use of the land. This change would create an isolated district, unrelated to the district (i.e. spot zoning).

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-129-64

Motion by Campbell, seconded by Houston, that the petition to rezone the property at 2225 W. Saginaw St. from "H" Light Industrial and "J" Parking to "I" Heavy Industrial District be tabled for thirty days.

Motion carried unanimously.

Z-130-64

Motion by Campbell, seconded by Bretz, that the Board recommend to City Council that the petition by Sprague Beauty Salon to rezone a parcel at 2717 Hollywood Street from "J" Parking to "F" Commercial District be denied.

The "J" zoning was intended to serve adjacent "F" Commercial uses. The lot has frontage on Hollywood, a residential street. The "J" zone on the lot acts as a buffer and has limiting affect on spread of strip zoning.

Considering this petition for rezoning, the Planning Board and staff were knowledgeable of past zoning and building permits issued on this site and considered the land uses in the surrounding area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-131-64

Motion by Campbell, seconded by Houston, that the petition to rezone the property at 907-913 N. Larch Street from "C" Two Family to "H" Light Industrial be granted.

The chair was taken over by Vice Chairman Manson.

Motion by Mr. Fink, seconded by Ingersoll, that the petition be tabled for thirty days to enable the staff to check with the State Highway Department on curb cuts.

Motion carried unanimously.

Mr. Fink resumed the chair.

Z-132-64

Motion by Campbell, seconded by Manz,

that the Board recommend to City Council that the petition by Ralph Frazier to rezone a parcel at 1535 Lyons St. from "C" Two Family Residence to "D-M" Multiple Family District be denied.

The Master Land Use Plan indicates this area as medium density (4-10 dwelling units per net acre). "D-M" zoning would allow ten dwelling units at this location which would be out of character with the existing zoning district.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-133-64

Motion by Campbell, seconded by Manz, that the Board recommend to City Council that the petition by Russell A. Koch, Jr., Agent for Yunker Memorials, Inc., to rezone a parcel at 1116 E. Mt. Hope Avenue from "A" One Family Residence to "F" Commercial District be denied as filed and that the North 30 ft. of Lot 55 and the North 30 ft. of the property described as: Comm. N.E. cor. Lot 55, th. E. 44 ft., S. 138 ft., W. 44 ft., N. 138 ft. to beg; and the entire Lot 54, be rezoned "J" Parking. Where the "J" Parking adjoins residential use a 5 ft. 6 in. redwood fence with boards running perpendicular to the ground shall be constructed and the balance of the property be zoned "F" Commercial.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-134-64

Motion by Campbell, seconded by Ingersoll, that the Board recommend to City Council that the petition by Phyllis M. and Norman R. Blake to rezone a parcel at 1122 W. Ottawa Street from "B" One Family to "D" Apartment District be denied.

The Master Land Use Plan indicates this area as medium density (4-10 dwelling units per net acre). "D" Apartment zoning would allow 20 two or more room apartments or 26 one-room apartments and allow a building to be constructed to a 90-ft. height. Over crowding of many families in dwellings that were designed for fewer families is a basic cause of blight.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Nays: Houston—1.

Z-135-64 and Z-136-64

Motion by Campbell, seconded by Houston, that the petitions to rezone the property on Sheffield Blvd. described as: Part of the N.E. $\frac{1}{4}$ of Sec. 36, T4N, R3W, City of Lansing, Eaton County, Michigan, beginning at the N.W. corner of Lot 149, or River's Edge Subd., running thence N. $0^{\circ} 07'$ E. 1077.0 ft. parallel with the East section line to a point 50 ft. S. of the N. section line, thence S. $89^{\circ} 37' 30''$ W. 459.57 ft. parallel with North line of said Sec. 36, thence S. $0^{\circ} 07'$ W. 752.15 ft. to a point of curvature, thence Southerly 93.47 ft. on the arc of a 208.1 foot radius curve to the left of the most Westerly corner of Lot 155 of said River's Edge Subd., thence S. $25^{\circ} 37' 10''$ E. 300.0 feet to the most Southerly corner of Lot 154 of said Plat, thence on Lot line N. $64^{\circ} 22' 50''$ E. 85.0 feet, thence S. $25^{\circ} 37' 10''$ E. 15.0 feet, thence N. $79^{\circ} 06'$ E. 82.48 feet; thence S. $89^{\circ} 54' 40''$ E. 144.57 feet to the point of beginning, from "A" One Family Residence to "D-M" Multiple Dwelling District and Sheffield Blvd. described as: That part of the N.E. $\frac{1}{4}$ of Sec. 36, T4N, R3W, City of Lansing, Eaton County, Michigan, beginning on the section line at a point 50 feet S. $0^{\circ} 07'$ W. from the N.E. corner of said Sec. 36, running thence S. $0^{\circ} 07'$ W. 1079.3 feet on the section line, thence S. $89^{\circ} 54' 40''$ W. 455.43 feet on the North line of River's Edge Subd., thence N. $0^{\circ} 07'$ E. 1077.0 feet parallel with East section line, thence N. $89^{\circ} 37' 30''$ E. 455.43 ft. parallel with North section line to the point of beginning, from "A" One Family to "F" Commercial be tabled for 30 days for further study and staff investigation.

Motion carried unanimously.

Z-137-64

Motion by Campbell, seconded by Houston, that the petition to rezone the property at 220 N. Chestnut St. from "D-M" Multiple Family to "D" Apartment District eb tabled.

Motion carried unanimously.

Z-138-64

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Raymond J. Smith, Chairman of Board of Trustees for the First Methodist Church, to rezone a parcel at 3827 Delta River Drive from "A" One Family District to "B" One Family District be granted.

The church site at the corner of Delta and Waverly Sts. meets the recommended criteria for such building in respect to major streets and off-street parking. The church edifice now existing acts as a transitional element between church activities and adjacent residential.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-139-64

Motion by Campbell, seconded by Ingersoll, that the petition to rezone the property at 522 W. Kalamazoo St. from "D-M" Multiple Dwelling District to "D-1" Professional Office District be tabled for thirty days.

Motion carried unanimously.

Z-141-64

Motion by Campbell, seconded by Ingersoll, that the Board recommend to City Council that the petition by L. E. Morden and J. D. Pentecost to rezone a parcel at 1940 N. Larch Street from "C" Two Family to "F" Commercial District be granted.

The lot by definition fronts on Woodbury, a residential street, but by use and location it is oriented to Larch St., a state highway that is heavily commercialized. Due to the small size of the residential, insufficient to be classed as a neighborhood, it is logical that the residential use be discouraged, and phased out over the next few years.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-142-64

Motion by Campbell, seconded by Manz, that the Board recommend to City Council that the petition by Michigan Conference Evangelical United Brethren Church to rezone a parcel at 4301 S. Waverly Road described as: The South 15 ft. and the West 392 ft. of the West 637.62 ft. of the following described property: Comm. at West $\frac{1}{4}$ post, Sec. 31, thence N. $0^{\circ} 07'$ East 40 ft.; thence S. $89^{\circ} 34'$ East 1259.73 feet; thence S. $0^{\circ} 26'$ West 25 ft.; thence S. $89^{\circ} 34'$ East 191.08 ft., thence S. $75^{\circ} 32' 50''$ East 61.92 ft. to East and West $\frac{1}{4}$ line; thence West to beginning, Sec. 31, T4N, R2W, City of Lansing, State of Michigan, be rezoned from "A" One Family to "B" One Family and the balance of the West 637.62 ft. of the above described property be rezoned from "A" One Family to "J" Parking. Also, the North 25 ft. of the West 392 ft. of the following described property the North 257.4 ft. of the West fractional $\frac{1}{2}$ of the S.W. Fract. $\frac{1}{4}$ of Sec. 31, City of Lansing, Ingham County, Michigan, be rezoned from "J" Parking to "B" One Family Residence District.

Screening of the "J" Parking area to consist of low evergreen plantings or ornamental masonry wall (3 feet high) along the North and South property lines from the West property line East 360 ft. and a steel mesh cyclone type fence (3 ft. high) with evergreen plantings or a 3 foot high ornamental masonry wall around the perimeter of the remaining "J" Parking District.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

STREETS COMMITTEE

ROW-10-64

Motion by Houston, seconded by Manz, that the Board recommend to City Council that after considering the letter from Frank K. Evans, Engineer-Superintendent of the Board of Ingham County Road Commissioners on the extension of Dell Road, that the rights-of-way of the Dell Road alignment between Pennsylvania Avenue and the access ramp of I-96 be returned to the owners of record by means of quit claim deeds.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Nays: None.

ROW-12-64

Motion by Houston, seconded by Reynolds, that the Board recommend to City Council that after considering the petition by Ed's Refinery Stations, Inc., and American Bank and Trust Company to discontinue and permanently vacate the unnamed alley which is located immediately to the East of and adjacent to the Eastern property lines of the following parcels of land: Lots 11, 12, and 13, of Edward's Glendale Heights Subd. of Section 32, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, and Lots 1, 2, 3, 4, and 5 of Maple Hill Subd. according to the recorded plat thereof, City of Lansing, Ingham County, Michigan; which alley runs between Glendale Avenue on the North and Irvington Street on the South, that the portion of the alley lying South of the rear lot line of the fire station be vacated to allow orderly development of the land. Present zoning should be extended to the East and North line of said alley.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Nays: None.

S-13-64

Motion by Houston, seconded by Manz, that the Board recommend to City Council that the preliminary plat of Holmes Acres be approved subject to the following conditions:

1. All lots being graded so that all storm water will drain therefrom.
2. Street, sidewalks and utility construction be provided according to Board of Public Service and Board of Water and Light standards.
3. The lots indicated are excluded, be incorporated within this plat.
4. Street rights-of-way being dedicated as shown.
5. That the plat be improved with public sewer and water.
6. An affidavit properly executed shall accompany the final plat which will exclude from sale those lots which are unbuildable due to soil conditions.
7. Approval is valid for a period of one year and expires on January 5, 1966.

To facilitate final platting, the Board recommends that you contact the Public Service Department regarding road and utility engineering and construction.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Nays: None.

S-14-64

Motion by Houston, seconded by Reynolds, that the Board recommend to City Council that the Preliminary Plat of River's Edge Subdivision be approved subject to the following conditions:

1. Street names be re-checked with Tri-County Regional Planning Commission.
2. That all lots be graded so that all storm water will drain therefrom.
3. The plat is to be improved with sanitary sewers, public water, curb and gutter and hard surface pavement.
4. Street and utility construction to conform to standards and requirements of the Board of Water and Light and the Public Service Board.
5. The developer shall provide a five foot paving centered within the ten foot public pedestrianways.
6. Each pedestrianway not adjacent to school property shall be separated from

adjacent property with a 6 foot high chain link fence.

7. This approval is valid for one year and expires on January 5, 1966.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Nays: None.

BUILDINGS AND PROPERTIES

COMMITTEE

Mr. Houston told of the State Highway meeting on US-127 to be held at the East Lansing Junior High School on February 14, 1965.

BP-14-64

A letter about land fill of the flood plain areas had been received from the Water Resources Commission referring to the 61 acre tract North of Mt. Hope and S.E. of Potter Park. The letter was received and referred to City Council.

BP-15-64

Motion by Manz, seconded by Houston, that the Board recommend to City Council that after considering the letter from Simon Real Estate relative to the purchasing of the following described property: Lots 40 and 41, Smith's Subdivision, a part of Block 9, Townsend Subdivision, that the property be put up for sale.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Bretz—6.

Nays: None.

Smith Floral

Motion by Manz, seconded by Campbell, that the Board recommend to City Council that after considering the letter from Smith Floral and the petition of property owners adjoining the Smith Floral Company requesting withdrawal of the "J" Parking screening requirements contained in the rezoning of August 6, 1959, as follows: Providing a dense evergreen planting with mature height of at least five feet, six inches on the East line of the "J" Parking area. On property beginning 206.25 feet West of the Northwest corner of South Gardens No. 1, thence South 500 feet, thence West 50 feet, thence North 193 feet, thence East 22.4 feet, thence North 202 feet, thence West 22.4 ft., thence North

105 feet, thence East 50 feet to point of beginning, that the screening requirements be eliminated.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds, Bretz—7.

Nays: None.

SP-16-64

Motion by Manz, seconded by Houston, that the Board recommend to City Council that the City owned property 33 feet on Francis and 143 feet on Saginaw Street directly North of 636 N. Francis Street, except the North 13.4 ft. be given a proper appraisal and be offered for sale to the adjacent property owners. The North 13.4 ft. be retained in city ownership for Saginaw St. right-of-way.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Nays: None.

BP-17-64

Motion by Manz, seconded by Houston, that the Board recommend to City Council that after considering the information presented on the North Cemetery Property, that the City purchase the entire parcel and that upon completion of the purchase, the Parks Department acquire from the city-at-large those parcels deemed necessary for the orderly development of the cemetery and the neighborhood park.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Nays: None.

URBAN RENEWAL

Mr. Reynolds reported that Urban Renewal Project No. 2 is being held up because of the delay in receiving the second appraisal, however the appraisers were very thorough. He felt that once the sales start there would be no time lapse between the first and the last. He further told of the Urban Renewal Board's action and of the time consuming job they are faced with.

ORDINANCE

Mr. Ingersoll told of the meeting held with Vilican-Leman and Associates on

December 15th and their recommendation that an attorney be hired and listed the five points:

1. Review the necessity of an attorney's participation in the construction of the new ordinance.
2. Contain the names of those attorneys whom Mr. Vilcan has recommended as experienced and competent in the field of municipal law, zoning ordinances, and zoning court cases.
3. Indicate that we Invite Council's suggestions of other, and perhaps local attorneys who are well grounded in the above mentioned specialized areas of law.
4. Point out that Vilcan-Leman & Associates' contract price DOES NOT include the cost for such professional services.
5. Stress the urgency of an immediate selection.

Motion by Mr. Ingersoll, seconded by Mr. Campbell, that a letter be sent to City Council stressing the urgency of the attorney being hired to work with the consultants, and that the fees usually charged by such attorneys was on an hourly basis.

Mr. Houston suggested that the Board also work closely with the City Council in the preparation of the new Zoning Ordinance.

Motion carried unanimously.

CAPITAL IMPROVEMENTS

Mr. Jay D. Meyer, Senior Planner, advised that the text and some of the graphics were completed on the Capital Improvements Program Report but that there were a total of 220 projects requested, with the Public Service Department requesting 116 of this total. Mr. Meyer further advised that the deadline date was February 1st and he hoped to have copies ready for Board review at the January 26th meeting.

EXECUTIVE COMMITTEE

Motion by Mr. Manson, seconded by Mr. Houston, that Kenneth B. Ingersoll be appointed to the Executive Committee for the next six months.

Motion carried unanimously.

PLANNING DIRECTOR'S REPORT

The Planning Director told of the report sent to the Mayor and outlined the savings the department and Board have saved the City of Lansing during the past year.

Further mentioned was the fact that the department had an increase in telephone calls for the month of December to over 800 and an increase in counter calls to over 200 individuals both of which have shown a steady increase over the past six months.

OTHER COMMUNICATIONS

Z-85-64

A letter regarding junk yards and a clipping from a newspaper had been received. Members of the Board had also received copies. Letter and clipping were received and placed on file.

Mr. Manson asked that an area study be made of the apartment requests in the area East of Logan Street.

COMMUNITY RENEWAL

Mr. Fink told of having received a letter from H.H.F.A. in regard to the Community Renewal application and H.H.F.A. advised that they were requesting additional information.

Meeting adjourned at 11:18 p.m.

RAYMOND C. GUERNSEY,
Secretary.

C

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, January 26, 1965

Meeting called to order by Chairman Russell Fink at 7:40 P.M.

Present were: Campbell, Fink, Ingersoll, Manson, Manz and Bretz—6.

Absent were Houston and Reynolds—2.

The Director of Planning read the purpose of the Community Unit Plan.

Senior Planner Edwin P. Brown told of the history of the property and the location. He further explained that the developers had revised their plans to meet the specifications of the various departments and particularly the parking area and turning movements. The parking ratio is now 1.3. The site is 4 plus acres.

Mr. Bruce Hartwick spoke for the developers and explained the design of the building and site. The land slopes down from Washington Avenue. The buildings will be kept low in height and in characteristic with residential area. The individual units slope down to take advantage of the contour of the plat. The buildings will be staggered to offset appearance of the row housing type of housing units. There will be 10,000 square feet of recreation area provided in the lower level of the units. In each unit there will be a fire place for the recreation area. Play area will be designated with patio developments. The roadways are ample and it is believed that the 1.32 ratio of parking is more than ample. Equipment that will be furnished in the recreation area will include a fire

place, stove, refrigerator and sink to make a kitchen type area. One recreation area will be provided for each ten (10) families. A residential manager will handle reservations. Plans call for 84 one-bedroom units and 42 two-bedroom. Floor space for the one bedroom units and some two bedroom units is about 800 ft. The developers have checked with the Public Service Department on the easement necessary for the sewer and have made all the necessary arrangements for the sewage to flow into the line from Palmer Street. The units will be heated with Gas and Hot Water. The developer intends to keep this Community Unit as a holding and does not intend to sell. They will build if the approval is granted. Provision has been made for 166 parking spaces.

Mrs. Hubert Taylor of 2710 S. Washington Avenue was present and told of the previous plans for this property as a Community Unit Plan and mentioned that she believed that most of the neighbors did not attend the meeting because it was felt the matter was already settled. She also mentioned the traffic problem on South Washington Avenue. Mrs. Taylor advised that she had come to the meeting because of the card notice.

Mr. Long reported that the walls of these structures will be coated with a product called Tuff Con which is very much like plaster but eliminates the water and therefore keeps the structures much drier.

Meeting adjourned at 8:25 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 2, 1965

Meeting was called to order at 7:12 P.M.
by Vice-Chairman Elmer Manson.

Present were: Messrs. Campbell, Ingersoll, Manson, Manz, Reynolds and Bretz—6.

Absent were: Messrs. Fink and Houston—2.

Z-165-64, Z-166-64 and Z-167-64

Community Unit Plan Hearing.

The Director gave a description of the portion of the Zoning Ordinance that pertains to this type of Plan. Mr. Brown, Senior Planner described the location of the plan. Mr. Robert Savage, Cambridge Development Corporation, advised that he had been developing this area for sixteen (16) years. He presented a site plan and explained the present use of the surrounding area. He had started with 135 acres, part of which is now Eton Downs and wants to build something to shield or buffer the subdivision. He has a total of 200 residential lots in Eton Downs, and has the largest investment of anyone in the area. The cost of the anticipated structures is between one and one half million dollars. A diagram of the proposed plan was shown. He intends to have 18 six-family units. The density would be about 7 units per acre. He intends to dedicate three acres for a park site on the North side to shield the residential area. Plans call for 1 and $\frac{3}{4}$ parking areas per unit. He prefers to call these units Town Houses.

Mr. Fink and Mr. Houston came in at 7:25 P.M.

Mr. Savage asked if it would be possible to change his petition and was advised by the Director that such request for change should be filed with the City Clerk. Mr. Savage remarked that he would be doing this because of anticipated objections to the "D-M" classification.

Mr. R. J. Brown who lives West of Waverly spoke against the Plan and stated that he felt this would devalue the property in the area. He further remarked that he thought Mr. Savage has built many

fine homes in the area, but once apartments are built there will be no guarantee of the rental to be charged or to whom. Mr. Brown charged that transients will not be an asset to the neighborhood. He did not believe there should be apartment houses in the area and asked the Board to consider the affects on the neighborhood.

Mr. Alan E. Sawyer, 3307 Christine Drive stated that he was concerned about the multiple dwelling. He had built his home about three years ago and at that time was told by Mr. Savage that nothing but high class homes would be built in the area. This development would be close to his home, and he felt that transients do not keep property in good repair, and he would not like this type of development South and East of his property.

Mr. Robert B. Black, 3438 Glasgow Drive, had prepared a lot of questions about the area, but had no basic statement of objection to this Plan.

Mr. William McCurdy, of Cooley Drive told of zoning problems he had had while his property was in the township, and questioned the consistency of the zoning boards. He made no oral objections to this particular Plan.

Mr. Lewis Capitanos of 3313 Christine Drive stated that he had purchased a lot and built a home on it. He is against the proposal because he was told it would be a single family area.

Mr. R. L. Bowlin, advised that he had originally purchased a lot from Mr. Savage at Christine and Larch. At that time Mr. Savage was insistent that he build a nice house, which he did, having an investment of between \$26,000 and \$27,000, and he was assured he would be surrounded by better type homes. He was in opposition to the proposed plan.

A head count of those present objecting to the Plan came to 25 people.

Mr. Don Randall advised that he has a \$60,000 to \$75,000 home and is not bothered by traffic on Waverly. He feels the development will not be an addition to their property and objected to it. There will be another subdivision across the road from this project. His property is about 250 ft. from the road on three acres of land.

Mr. Savage explained that the new subdivision will be to the South of Mr. Randall's property and on the West side of Waverly Rd. He agreed that the had told buyers of lots in his subdivision that there would be nice houses around them. He further stated that he did not intend to destroy any values of the present property, and he does not feel that this will be detrimental to adjacent property owners. Some discussion was held in regard to Mr. Savage requesting that additional properties be used for Community Units and Mr. Savage pointed out that the property is platted and this could not be done.

The Chairman of the Board advised those persons in attendance that they would accept any written remarks on this plan. All written comments will become part of the permanent file.

Mr. Savage further commented that the apartments will rent for about \$150.00 per month.

Mr. Savage, in view of the possibility of objections, advised the Board that he will cancel his application for Community Unit Plans, and would like to revise the request for "D-M" to a Community Unit Plan.

Meeting adjourned at 7:58 P.M.

Meeting reconvened at 8:03 P.M.

Chairman Russell Fink asked for a clarification on Mr. Savage's petitions and was advised that he wanted the "D-M" to be revised to Community Unit and to start 300 ft. south of Lot 400. The two Community Unit plans are to be cancelled.

HEARINGS

Z-1-65

No one appeared in behalf of the petition to rezone the property at 917 N. Cedar Street from "C" two family to "F" commercial.

Matter was referred to the Zoning Committee.

Z-2-65

No one appeared in behalf of the petition to rezone the property at 921 N. Cedar Street from "C" two family to "F" commercial.

Matter was referred to the Zoning Committee.

Z-3-65

Mr. Gordon L. Long appeared in behalf of the petition to rezone the property at

6830 S. Cedar Street from "A" one family to "F" commercial and advised that he was representing the owners of the Travelair Motel who had operated their business here for the past 15 years. This property was annexed to the City three years ago and they would like to rezone to conform with its present use and to allow expansion. There are no right-of-way restrictions at this time.

Matter was referred to the Zoning Committee.

Z-4-65

Mr. Chris Jennings, son of Mrs. Mary D. Jennings appeared in behalf of the petition to rezone the property at 217-223 S. Foster Street from "B" one family to "C" two family residence and stated that although the area is predominately "B" one family, there are non-conforming uses, Lots are 33 foot wide, the houses close together, and most of them are 30 to 40 years old. He would like to split the three lots in two, making two lots 49 ft. wide and 127 foot long and construct two one and one-half story buildings. He presented a site plan of the area and pictures of similar structures.

Matter was referred to the Zoning Committee.

Z-5-65

No one appeared in behalf of the petition to rezone property on the West side of 3400 Blk. Ruth Street described as:

Lot 86, 87, 88, 89, 90, 91, 92 Supervisors Plat of Cherry Hill Subdivision, City of Lansing, Ingham County, Michigan

from "A" one family to "H" light industrial district.

Matter was referred to the Zoning Committee.

Z-6-65

Mr. Thomas Skehan, attorney for Donald Deeb appeared in behalf of the petition to rezone the property in the 1800 Block of W. Shiawassee Street described as:

Lots 58, 59 and 60 of McPherson's Inverness Subdivision

from "B" one family to "J" parking district and advised that the petitioner had owned lot 5 on the corner of Verlinden and Shiawassee since 1936. The building on it was used for a restaurant, but after the "No Parking" went into effect, the business went defunct, and the building has been empty for the past five years. Mr. Deeb has tried to obtain bank loans for

remodeling but would be required to put up 40 to 60% because the subdivision is about 30 years old and has decreased in value and then there would be a possibility of a 30% loss after construction. He has been unable to rent the property because of no parking. He has been unable to sell. The assessed value is \$4,000, and the petitioner feels that his investment in the property is \$25,000. The union has asked for parking and the reopening of the restaurant. Mr. Skehan also told of the costs involved for taxes and insurance on this vacant property.

Z-7-65

Mr. Charles Richie appeared for Mr. Clifford E. Klefstad in behalf of the petition to rezone property at 900 E. Jolly Road from "A" one family to "F" commercial district and stated that they would like to amend their petition to "D-M" multiple family.

Mr. Richie was advised to send a letter to the City Clerk asking to have the petition amended.

The petitioner plans to construct a twelve unit brick apartment building consisting of eleven two-bedroom units. Mr. Joe Grammatico is the contractor, and this building is to be the same as the one at 321 Butler. Mr. Richie agreed to present site plans within a week or ten days.

Z-8-65

Mr. Donald Hines, attorney for United Motor Freight appeared in behalf of the petition to rezone the property at 2008 N. East Street from "B" one family to "I" heavy industrial and advised that this property was purchased from Motor Wheel and they desire to use it for an office, wholesale, truck storage, truck repair and rebuilding parts. He told of the uses in the surrounding area, and that the Master Plan calls for this area to be industrial.

Matter was referred to the Zoning Committee.

Z-9-65

Mr. William Berkholtz, Chairman of the Board of Inter-City Bible Church, appeared in behalf of the petition to rezone the property at 2827 E. Michigan Avenue from "B" one family to "H" light industrial district and stated that they would like to have this property rezoned so that it could be sold. They had purchased their church but there is not sufficient parking, so they have purchased property on St. Joseph Street. They feel the rezoning should conform to that in the neighborhood.

Matter was referred to the Zoning Committee.

Z-10-65

No one appeared in behalf of the petition to rezone the property at 2835 E. Mt. Hope Avenue from "A" one family to "F" commercial district, however a note dated February 2, 1965 had been delivered to Chairman Russell Fink from Councilman David V. Buhl advising that Dr. Grounds was unable to attend the meeting tonight.

Matter was referred to the Zoning Committee.

Z-11-65

Mr. Lloyd Lewis, son of Valeria D. Lewis appeared in behalf of the petition to rezone the property at 1309 Olds Avenue from "B" one family to "H" light industrial and "J" parking district. Mr. Lewis advised they presently operate their business at 838 W. Main Street, but because of the highway they will be forced to move. They formerly used this property for their business. In case of a breakdown, the property is sometimes used for storage. Around this property is located parking areas for the Oldsmobile Plant employees.

Matter was referred to the Zoning Committee.

Z-12-65

No one appeared in behalf of the petition to rezone the property at 411 and 413 N. Magnolia Street from "B" one family to "D-M" multiple dwelling district.

Matter was referred to the Zoning Committee.

Z-13-65

No one appeared in behalf of the petition to rezone the property at the S.W. corner of Vernon and Pennsylvania described as:

Lots 695, 696, 697, 698, Maple Hill Subdivision

from "A" one family to "D-1" professional office district.

Matter was referred to the Zoning Committee.

Z-14-65

Mr. Joseph B. Grammatico appeared in behalf of the petition to rezone the property at 1027 N. Walnut from "C" two family to "D-M" multiple dwelling district. Mr. Grammatico stated that this property is a blight. The building needs repair, but it is not practicable to remodel. He would like to construct eight apartment units of one

bedroom each which he believes will add to the neighborhood.

Matter was referred to the Zoning Committee.

Z-15-65

No one appeared in behalf of the petition to rezone the property at the Northwest corner of S. Washington and Edgewood Road described as:

The West 24 rods of South 20 rods of Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 8, T3N, R2W, Delhi Township Ingham County Michigan (3 acres) also, 25 acres of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 8, T3N, R2W, Delhi Township Ingham County (25 acres) subject to any and all restriction record that part of South 20 rods Southeast $\frac{1}{4}$ of Section N.E. $\frac{1}{4}$ 8, T3N, R2N, Delhi Township Ingham County Michigan lying west of highway except West 24 rods thereof,

from "A" one family to "C" two family residence district.

Matter was referred to the Zoning Committee.

Z-16-65

Mr. Leo Farhat, representing Vincent Covello, Frank and Rose Cicorelli, appeared in behalf of the petition to rezone the property in the 4100 Block of S. Logan Street described as:

Lot 1, except the North 102 feet and West 35 feet of the South 100 ft. Supervisors Plat No. 5, located in Lansing Township, Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan

from "A" one family to "F" commercial and "J" parking district and presented a diagram of the proposed layout. The petitioners plan to relocate their market two blocks south of the present location. There will be 82 parking spaces, which they feel will be adequate. They are negotiating for additional business to join the development, and have started plans for the institution of leases. The business they will lease to must be compatible to the commercial on S. Logan. This land had been zoned Commercial in the township.

Matter was referred to the Zoning Committee.

Z-17-65

Mr. Johnathan Watts appeared in behalf of the petition to rezone the property at 919 W. Washtenaw from "C" two family to "D-M" multiple dwelling district and advised he proposes one and two bedroom

apartments. He feels this would be an asset to the Capitol Development Area. Plans call for eleven to twelve apartments. Mr. Watts will present site plans to the staff within a week or ten days.

Matter was referred to the Zoning Committee.

Z-18-65

Mr. Don Crewes of Wolverine Oil appeared in behalf of the petition to rezone property in the 800 Block Jolly and 5100 Block of S. Washington (Southwest corner of Jolly and S. Washington) described as:

Lots 1 and 2, Supervisors Plat No. 13 of Delhi Township, City of Lansing

from "A" one family residence to "F" commercial district and presented a drawing. He reported that traffic count East of Logan is 12,000 per day and West of S. Cedar is 10,000 per day which seemed to him to be not residential traffic.

Mater was referred to the Zoning Committee.

Z-19-65

Mr. Keith Granger appeared in behalf of the petition to rezone property in the Jolly Cedar Plaza described as:

The South 221 ft. of the West 40 ft. of the following described property:

Commencing on the South line of Jolly Road 328 ft. West of Southwest corner of Cedar Street and Jolly Road, thence South 311 ft., thence West 180 ft. (plus or minus) thence North 311 ft. to South line of Jolly Road, thence East 180 ft. (plus or minus) on the South line of Jolly Road to beginning, Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan

from "J" parking to "F" commercial and advised that they would like to install a car wash in line with the existing store. Mention was made of the fact that the school board have 25 acres of property in this area.

Matter was referred to the Zoning Committee.

Z-20-65

No one appeared in behalf of the petition to rezone the property at 927 W. Shiawassee from "C" two family to "D-M" multiple dwelling district.

Matter was referred to the Zoning Committee.

Z-21-65

Motion by Mr. Manson, seconded by Mr. Manz that a Public Hearing be set for Tuesday, March 2, 1965 on the Community Unit Plan submitted by Francis N. Fine for the area North of Shoppers Fair at 7:00 P.M. in Court Room No. 1 of City Hall.

Motion carried unanimously.

Mr. C. Rowland Stebbins was granted an audience as per his request by letter dated January 21, 1965.

Mr. Stebbins stated that he had been advised that the name of Buffalo Street was to be changed to Starr Avenue. Mr. Stebbins gave an accounting of how the name of Buffalo was first determined and requested that the name not be changed. He further asked the Board's consideration of using number streets. He also suggested that streets running North and South be called "Avenues" and those running East and West be called Streets to help eliminate some confusion.

The matter was referred to the Streets Committee.

Recess was held from 9:10 to 9:45 P.M.

MINUTES

Motion by Mr. Manson, seconded by Mr. Ingersoll that the minutes of December 9, 29, January 5 and 26 be approved.

Motion carried unanimously.

ZONING COMMITTEE

Z-129-64

Motion by Campbell, supported by Houston that the Board recommend to City Council that the petition by Calvin F. Waldron to rezone a parcel at 2225 W. Saginaw Street from "H" light industrial and "J" parking district to "I" heavy industrial be denied.

The present zoning allows the type of use proposed. Future plans are, to construct a grade separation at Saginaw St. and the Manufacturers Railroad, this project when completed will leave the site without access to a major street.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, and Bretz—8.

Nays: None.

Z-131-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Jack K. Dunn to rezone a parcel at 907-913 North Larch and 530 Ash Streets from "C" two family residential to "H" light industrial district be granted.

The Planning Board further recommends that the balance of the block bounded by Ash, Larch, Sheridan and Cedar Streets be rezoned from "C" two family to "H" light industrial district.

If this proposed industrial corridor is allowed to develop on a piece-meal basis, with small isolated spots of industrial use, intermixed with the existing residential uses, it will discourage, and in some cases eliminate, large industrial uses to locate in an organized fashion.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-135-64

Motion by Campbell seconded by Houston that the petition by Lurea Builders to rezone the property on Sheffield Blvd. (North side between Waverly and Bay View Drive) described as:

Part of the Northeast $\frac{1}{4}$ of Section 36, T4N, R3W, City of Lansing Eaton County, Michigan beginning at the Northwest corner of Lot 149 of River's Edge Subdivision, running thence N. 0° 07' East 1077.0 feet parallel with the East section line to a point 50 feet South of the North section line, thence 89° 37' 30" W. 459.57 feet, Parallel with North line of Said Section 36, thence S. 0° 07' W. 752.15 feet to a point of curvature, thence Southerly 93.47 feet on the arc of a 208.1 foot radius curve to the left to the most Westerly corner of Lot 155 of said River's Edge Subdivision, thence S. 25° 37' 10" E. 300.0 feet to the most Southerly corner of Lot 154 of said Plat, thence on lot line N. 64° 22' 50" E. 85.0 feet, thence S. 25° 37' 10" E. 15.0 feet, thence 79° 06' E. 82.48 feet; thence S. 89° 54' 40" E. 144.57 ft. to the point of beginning,

from "A" one family to "D-M" multiple dwelling district be tabled for thirty days for a further conference with the developer, which is going on at this time.

Z-136-64

Motion by Campbell, seconded by Manz that the petition by Lurea Building Co. to

rezone the property on Sheffield Blvd. (N. side between Waverly and Bay View Drive) described as:

That part of the Northeast $\frac{1}{4}$ of Section 36, T4N, R3W, City of Lansing, Eaton County, Michigan beginning on the section line at a point 50 feet S. $0^{\circ} 07' W.$ from the N.E. corner of said Section 36, running thence S. $0^{\circ} 07' W.$ 1079.3 feet on the section line, thence S. $89^{\circ} 54' 40'' W.$ 455.43 feet on the North line of River's Edge Subdivision, thence N. $0^{\circ} 07' E.$ 1077.0 feet parallel with East section line, thence N. $89^{\circ} 37' 30'' E.$ 455.43 feet parallel with North section line to the point of beginning,

from "A" one family to "F" commercial be tabled for thirty days for a further conference with the developer, which is going on at this time.

Z-137-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by James F. Walter to rezone a parcel at 220 N. Chestnut St. from "D-M" multiple to "D" apartment district be denied as filed and be rezoned to "D-1" professional.

This classification is in accordance with Lansing Core Study recommendations. "D-1" professional office district does permit one apartment for each 650 square foot of lot area with a maximum building height of 45 feet.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-139-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by William H. Van Duzer to rezone a parcel at 522 W. Kalamazoo St. from "D-M" multiple dwelling to "D-1" professional district be denied.

"D-M" zoning allows reasonable use of land. Rezoning as requested is not in the public interest.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-144-64

Motion by Campbell, seconded by Houston that the petition by Mrs. Harry Widman,

Daniel English, Charles W. Keep and Spar-ton Oil Corporation to rezone property at 4013, 4027, 4111 and 4207 Aurelius Rd. from "A" one family residence to "F" commercial district be tabled for thirty days to work out a scaled down arrangement to conform to accepted standards.

Motion carried unanimously.

Z-145-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Mike Nardo to rezone a parcel at 544 Beech Street from "D" apartment to "G" business district be granted.

The Master Land Use Plan Indicates this area as industrial use. The location of this site being adjacent to a major artery and heavy industrial zoning only one block East, does not make future residential construction desirable.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-146-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Harry Silverman to rezone a parcel at 830 E. Kalamazoo Street from "F" commercial to "H" light industrial district be denied.

This property was zoned from "C" two family to "F" commercial in October of 1963, with the purpose of providing a buffer between the residential and Industrial areas. The Board believes that there has been no basic change in the character of the area to warrant this change. The Master Land Use Plan indicates this as residential. The area to the E. and S. of this site is zoned residential and is used for this purpose. Industrial use adjacent to residential uses is detrimental to both.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-147-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Lloyd E. and Marilyn Barnhart to rezone the property at 6031 W. Miller Rd. from "A" one family residence to "G-2" or "H" light industry be denied as filed.

The Board further recommends that an area approximately 50 x 50 be zoned "D-1" professional office for a temporary office. The staff is to check with the petitioner for the locations.

The present use of the property is for the temporary use for storage of equipment on the land. The transition use will not harm his development. When a specific use is set, equipment must be moved.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-148-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Jack W. Gibbons to rezone a parcel at 2501 E. Mt. Hope Ave. from "A" one family to "D-1" professional offices district be denied.

The proposed change would create an isolated district unrelated to the character of the surrounding uses. The request is in the nature of a spot commercial and as such does not contribute to the general welfare. The Planning Board does not recommend encouraging a policy of development in advance of utility extension, or platting procedures.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-149-64

Motion by Campbell, seconded by Ingersoll that the petition by L. V. Sprague to rezone the property in the 4200 Block of S. Pennsylvania Avenue described as:

Lots 536, 537, 538, 539, 540 Maple Hill Subdivision

from "A" one family to "D-M" multiple dwelling district be tabled to the mid-month meeting for additional information.

Motion carried unanimously.

Z-150-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Glenn D. Harris to rezone a parcel at southwest corner Prospect and Bingham Streets described as:

Lot 1 Block 14 Green Oak Addition, minus south 37 feet by 66 feet and

Lot 2 Block 14 Green Oak Addition, minus southeast 37 feet by 44 feet and Lot 3 Block 14 Green Oak Addition

from "C" two family to "D-M" multiple district be denied.

The Master Land Use Plan indicates this area as medium density (4-10 dwelling units per net acre). "D-M" zoning will allow approximately 28 families at this location. The zoning districts in this area were established and based on the public utilities and streets that were existing to serve the area. There has been no change or improvements in street or utility capacity since original platting that would warrant a large density increase as proposed. The existing "D-M" zoning was based partially on the proximity or primary and secondary thoroughfares, thus reducing traffic on interior residential streets.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Abstain: Houston—1.

Z-151-64

Motion by Campbell, seconded by Ingersoll that the petition as filed be denied and that the land south of the heavy industrial district and north of a line from the North R.O.W. of Grand River access road extended to intersect with Spike Street be zoned "H" light industrial.

Motion by Houston that the matter be tabled. No support.

Motion by Houston, supported by Reynolds that the matter be tabled. No vote support.

Motion by Mr. Manson, seconded by Mr. Campbell that the Board recommend to City Council that the petition by Leo W. and Lula B. Rosler to rezone a parcel on Spike Street north of North Grand River Avenue described as:

That part of Lot 3 James M. Turner's Subd., City of Lansing, Ingham County Michigan described as:

Commencing in the West line of Spike St. 555 ft. South of its intersection with the Southerly line of the Lansing Manufacturer's Railroad right-of-way, the West line of Spike Street is 21 ft. West of the East line of Lot 3 and the Southerly line of the Lansing Manufacturer's Railroad is 50 ft. at right angles to the Southerly line of Pere Marquette Railroad right-of-way, thence N. 86° 23' W. 159.1 ft. to the West line of Lot 3, thence South 150 ft. along the West line of Lot 3, thence S. 86° 23' E. 159.1 ft. to the

West line of Spike St., thence North 150 ft. to the point of beginning

be rezoned from "A" one family residence to "H" light industrial district.

The Planning Board further recommends that:

That part of Lot 3 of James M. Turner Subd., 150 ft. on Spike St. x 159.1 ft., adjoining on the South the property legally described as:

That part of Lot 3, James M. Turner's Subd., City of Lansing Ingham Co., Michigan described as:

Commencing in the West line of Spike Street 400 ft. South of its intersection with the southerly line of the Lansing Manufacturer's Railroad right-of-way, the west line of Spike Street is 21 ft. West of the East line of Lot 3 and the Southerly line of the Lansing Manufacturer's Railroad is 50 feet at right angles to the Southerly line of the Pere Marquette Railroad right-of-way, thence West 158.2 ft. to the line of Lot 3, thence south 145 feet on the west line of said lot, thence, S. 86° 23' E. 159.1 ft. to the West line of Spike St., thence North 155 feet to the point of beginning,

be rezoned from "G-2" wholesale and "T" heavy industrial to "H" light industrial.

Also the property described as:

Commencing at the intersection of the West line of Lot 3, James M. Turner's Subdivision, City of Lansing, Ingham County, Michigan and the South line of the "T" heavy industrial zoned property, this point being common with the N.W. corner of the above described property, thence Northwest along the "T" heavy industrial zoning line to the intersection with the East line of Raymond Drive, thence south along the east line of Raymond Drive to a point 250 ft. north of the north line of Grand River Ave., thence southeasterly parallel to Grand River Ave. to the West line of Lot 3, James M. Turner's Subd., City of Lansing, thence north along the West line of said Lot 3 to point of beginning,

be rezoned from "A" one family residence to "H" light industrial district.

The industrial type of use of the area has been determined by the proximity of the railroad and a few pre-zoning installations. The "T" heavy industrial district created adjacent to the railroad has encouraged intensive used along Spike St.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Motion by Houston, seconded by Bretz that the matter be brought up at the next board meeting. Property owners on Raymond Drive are to be notified that the Board is considering the rezoning of the property from "A" one family to "H" light industrial.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-152-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by George Pregulman to rezone a parcel at the 3200 Block of East Street described as:

Outlot A Supervisors Plat of Schworor's Bloomfield Farms,

from "A" one family residence to "F" commercial district be denied without prejudice.

Subject property is a large vacant parcel which is partly surrounded by residential development to the west. Questions concerning the extension of a street, platting of the property and ultimate use of the property are undetermined at this time. For these reasons the Planning Board recommends that the property remain in its present classification.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Abstain: Fink—1.

It was further recommended that the staff send a letter to the petitioner following this meeting advising him that inasmuch as he had no definite plans for this property it was felt that this matter could not be tabled indefinitely. The denial would have no material basis when a definite use for the property was determined and a new petition was filed for a specific use.

Z-153-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Blue Ribbon Builders, Inc., Charles J. Prince, President, to rezone a parcel at 4209 N. Grand River Avenue from "A" one family to "F" commercial be denied and that the:

Northerly 40 feet, the Easterly 25 feet and the Southerly 10 feet of Lot 114 Northwestern Subdivision No. 4

be rezoned "J" parking and the

balance of the property

be zoned "F" commercial.

Wherever the property is adjacent to residential use, there shall be provided one of the following types of screening:

1. A dense evergreen hedge of a mature height of 5 ft. to 5 ft. 6 in.;
2. A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground;
3. A cyclone type fence 5 ft. in height with interwoven slats.

The commercial use has been established on the site and is nonconforming. Property fronts on a primary thoroughfare (Grand River Avenue). Owner is limited as to the type of improvements that can be made under the non-conforming status. Location abuts residential use at rear property line only. The 40 ft. setback and off-street parking makes commercial zoning of this site acceptable. Any future strip commercial in this area should be discouraged.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-154-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by John C. Potter to rezone a parcel at 726-730 W. Ionia Street from "C" two family residence to "D-M" multiple dwelling be granted and that the entire block bounded by Butler, Shiawassee, Sycamore and Ionia be zoned "D-M" multiple district.

This conforms to a policy adopted by the Board to the effect of Increasing of the density in the Capitol area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-155-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Calvin L. Meese to rezone a parcel at 4819 S. Pennsylvania Avenue from "A" one family to "C" two family district be denied.

As there has not been any basic change in the land use in this area. This change would create an isolated district unrelated to similar districts i.e., spot zoning.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-156-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Elizabeth E. Webster, Trustee for Francis Jerome Corr, Thomas Paul Corr, George Bartley Corr and Howard James Corr to rezone a parcel at 3100 Blk. Woodruff Avenue described as:

Lots 135, 136, 139, 140, 141, 142 and Outlot "A"

from "A" one family residence to "C" two family and "D-M" multiple dwelling districts be denied.

A proposed freeway through this area is presently under consideration and would provide a natural buffer between the single family residences to the East and multiple family to the West.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-157-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that Heritage Arms Community Plan submitted by Warner Long Development Company for property in the 3000 Block of S. Washington Avenue described as:

That part of the Southwest $\frac{1}{4}$ of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan beginning at the Southwest corner of Lot 23 of Holmesdale Subdivision and running thence Northerly 410.3 feet more or less, to the Southeast corner of Lot 11 of said subdivision, thence Westerly 232.6 ft. on the Southerly line of said plat to a point 200.0 feet East of the East line of Washington Avenue, thence Southerly 60.0 ft., thence Westerly 180.0 ft. parallel with Holmesdale Subd., thence Northwesterly 49.55 ft. to the Easterly line of Washington Avenue to a point 55.15 ft. Southwesterly to the Southwest corner of Lot 6 of said Holmesdale Subd., thence Southwesterly 216.2 ft. on the Easterly line of Washington Ave. to a point 210.9 ft. Northeast of the Northwest corner of

Lot 1 of Half Acre Land Co. Subd. thence S. 72° 15' E. 109.6 ft., thence S. 0° 30' E. 84 ft. thence East 16.4 ft. thence S. 66.0 ft. to Northerly line of said Half Acre Land Co. Subd. at a point 221.15 ft. East of the Northwest corner of said plat thence Easterly on the North line of said Plat 461.9 ft. to the point of beginning,

be modified by deleting a ten family unit in each of the East-West structures and the space be utilized for additional parking and additional open space. The result of this deletion would be a reduction in the density to 26.5 dwelling units per gross acre and an increase in parking ratio from 1.3 to 1.66.

Parking space and circulation pattern are especially critical due to vehicle trips generated to reach employment, commercial facilities and community facilities.

The Committee further recommends that the plan with modifications enumerated above be approved subject to the following conditions:

1. Drives and Access:

a. Entire driveway to be not less than 25 ft. in width, with clear turning radius of not less than 45 feet at all corners and turns to allow fire equipment to negotiate turns.

b. That a minimum of 1.5 parking spaces for each apartment be maintained.

c. Where possible, the circumferential road should be 35 ft. wide where it is adjacent to parking bays.

II. Fire and Safety.

a. Provide two fire hydrants on separate water service hydrants to be located at each end of North and South driveways. Entire water service and hydrants to be approved by water department, Board of Water and Light. (Fire Department will request that Board of Water and Light install third hydrant between drives to project).

b. Conform with Section 3805 of Uniform Building Code, if applicable.

c. Centrally locate on property a fire alarm box approved by the Lansing Fire Department. Alarm box and standard to be purchased by the developer. Installation of box and necessary cable to be approved by Superintendent of Fire Alarm Division Lansing Fire Department.

III. Water and Electricity.

a. Electric line extension from existing pole line on Washington Ave., west of site. If served overhead, poles and transformers should be located in rear of buildings (cen-

ter of site). Meter and service drop locations subject to approval by the Board of Water and Light.

IV. Design

a. These plans as submitted at the public hearing with modification as herein listed shall be substantially adhered to for the purpose of securing building permits.

b. Landscape and planting plants shall be reviewed with Lansing Parks and Recreation Department.

V. This permit shall be for one year from date of final approval.

The committee further recommended that a copy of these requirements be submitted to the developer.

After some discussion, motion by Mr. Houston, seconded by Mr. Manson that recommendation be amended to approve 126 units with a parking ratio of 1.3.

Motion was carried by the following vote:

Yeas: Campbell, Houston, Manson, Manz and Reynolds—5.

Nays: Fink, Ingersoll and Bretz—3.

After further discussion motion by Mr. Manson, seconded by Mr. Houston that the matter be tabled until the mid month meeting to allow clarification of the motion by the City Attorney.

Motion carried unanimously.

Z-158-64

Motion by Campbell, seconded by Houston that the petition by Bernice C. Wickens, Homer R. and Jacquelin Cornwell to rezone a parcel at 723 W. Shiawassee Street from "C" two family to "D-M" multiple dwelling district be granted.

This petition and the petition covering Z-154 are in the same block and the Board has recommended that the entire block area be rezoned to "D-M" multiple district.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-159-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City

Council that the petition by George J. and Dorothy Bleibtrey to rezone a parcel at 1400-1500 Marquette St. described as:

Commencing northwest corner Lot 168 M. Mitskhun's Oak Grove Subd. No. 2, thence southwesterly to southwest corner Lot 168, northwesterly along northerly line Marquette Ave. 250 ft., northeasterly 200 ft. to southerly line C & O RR R/W, southeasterly 250 ft. to beginning, Section 5, T4N, R2W

from "A" one family to "D-M" multiple dwelling district be denied.

Multiple family zoning when introduced to outlying areas should conform to the following criteria:

1. On major thoroughfare;
2. Within easy walking distance of schools, shopping community facilities;
3. Structures in character with existing development.

"D-M" zoning would permit density incompatible with surrounding development and district.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: Mason—1.

Abstain: Manz—1.

Z-160-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Dale K. Weber to rezone a parcel at 2701 E. Michigan Avenue from "A" one family residence and "F-1" commercial to "H" light industrial district be granted.

This industrial operation has been encroached on by residential which has been detrimental to both. The present operation is compatible with the surrounding area inasmuch as there is no noise, order or obnoxious emissions.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-162-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition to rezone property located on the North side and adjoining 3535 Moores River Drive (or corner of W. Mt. Hope and Moores River Drive) from "A" one family

to "F-1" commercial be denied as filed, and that the area be zoned "D-M" multiple except the area occupied by the club house and this area be zoned "F" commercial.

Motion by Campbell that the petition be tabled (no support).

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Walter S. Grabow, Secretary-Manager, B.P.O. Elks No. 196 to rezone a parcel at the North side and adjacent to 3535 Moores River Drive (or corner of W. Mt. Hope and Moores River Drive) described as:

Commencing at N.E. corner of N.W. Fr. ¼ of N.W. fr. ¼, thence W. to Ely bank Grand River, SWly along said Ely bank to pt. 308.75 ft. S. and 1923.8 ft. W. of N. ¼ post, E. 341 ft., S. 662 ft., E. 269 ft. to N. and S. ½ line, N. to beginning; Section 30, T4N, R2W

from "A" one family residence to "F-1" commercial be denied as filed.

The Planning Board further recommends that portion of the above described property:

Commencing 470 ft. South of the N.E. corner of the N.W. Fr. ¼ of the N.W. Fr. ¼ of Section 30, T4N, R2W, City of Lansing, thence West 269 ft. plus or minus, thence North 162 ft. plus or minus, thence West 70 ft., thence North 80 ft., thence North 62° 00' East 200 ft., thence East to the East line of the N.W. Fr. ¼ of the N. W. Fr. ¼ of Section 30, thence South to point of beginning,

be rezoned from "A" one family residence to "F" commercial, and

Commencing 470 ft. South of the N.E. corner of the N.W. Fr. ¼ of the N.W. Fr. ¼ of Section 30, T4N, R2W, thence South 150 ft., thence West 269 ft. thence North 150 ft. thence East to point of beginning,

be rezoned from "A" one family residence to "J" parking district.

Also, that portion of the property lying North and West of the above described "F" commercial and South of Mt. Hope and Moores River Drive

be rezoned from "A" one family to "J" parking district.

Projected use is compatible with surroundings. It is felt that this use as proposed would not be detrimental to the surrounding area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-163-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by John Kahsiner, Associate Administrator of S. Lawrence Hospital to rezone a parcel at 1128, 1130, 1300, 1304, 1308, 1310 W. Saginaw Street and 718, 720, 730, vacant lot, 734 Clayton Street from "B" one family and "D-1" professional to "J" parking district be granted.

The proposed rezoning is in keeping with community goals and zoning objectives. Increase in facilities will decrease the cruising of hospital visitors in search of parking space thus benefiting the neighborhood.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-164-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by H. R. Marple to rezone a parcel at 900 Block of West St. and 1600 Block of Olds Ave. (vacant) described as:

Lot 68 and the south $\frac{1}{2}$ of Lot 69, Riverview Heights Subdivision of Block 12, Townsends Subdivision of a part of Section 20 (60 ft. x 118 ft.)

from "B" one family to "H" light industrial district be granted.

Present operation must be relocated due to construction of I-496. This lot is in same general area and the present location has been designated in the general land use plan as potential industrial. Proposed use is not obnoxious in the areas of noise, traffic generation, glare or sound.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-168-64

Motion by Campbell seconded by Houston that the Board recommend to City Council that the petition by Hallie A. Schafer to rezone a parcel at 913 N. Cedar Street from "C" two family to "F" commercial district be denied as filed and the parcel be zoned "E-2" drive-in shop.

This entire area is in transition from its historical use to the industrial use as proposed in the land use plan. High traffic volumes and location on two major

thoroughfares makes this site amenable to service station use and its compatible with long range goals.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-169-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Mary Etta L. and Clarence J. Evans to rezone a parcel at 709 S. Pennsylvania Ave. from "C" two family to "F" commercial district be granted.

Proposed use will front on railroad right-of-way and is adjacent to utility sub station. It is otherwise separated from residential development by an alley and a boulevard. The single family structures in this block will be almost entirely eliminated in constructing the I-496 facility.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-170-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Bruce V. and Marguerite V. May to rezone a parcel at 1101 West Willow Street from "B" one family residential to "F" commercial district be denied.

The Master Land Use Plan indicates this area as residential. Commercial zoning adjacent and intermixed with residential is detrimental to both. New construction should be discouraged due to reconstruction of Logan and Willow Streets.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-171-64

Motion by Campbell, seconded by Ingersoll that the petition by Wolverine Development Corp. to rezone a parcel at 4220 S. Logan Street from "A" one family to "F" commercial district be tabled for recommendation from the staff.

Motion carried by unanimous vote.

TRZ-1-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that a parcel of land approximately 4 ft. square be rezoned from "J" parking to "F" commercial so that a sign may be erected in front of the building in the 3600 block of S. Logan St.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

STREETS COMMITTEE

Mr. Houston read the letter from J. W. Woodford, Assistant to Chief Engineer, State of Michigan Highway Department addressed to Mr. Donald R. Foster to wit:

Schedule of Michigan State Highway Department Projects in City of Lansing.

"Per your request at our meeting on January 7, 1965, following is a list of projects and scheduled letting dates for State Highway Department trunkline projects within the City. As final plans and estimates of cost are not complete for these projects, City participation may vary from the estimate. Scheduled letting dates are also subject to adjustments.

Route	Location	Federal	Participation State City (in \$1,000's)		Scheduled Letting Dates
1-496—Clare St. to Logan St.		3,846	320	107	9-1-66
1-496—Logan to Grand Ave.		5,007	417	139	9-1-66
1-496—Grand Ave. to E. Limits		10,888	907	303	10-1-67
M-99—Victor Ave. to St. Joe Ave.		1,832	871	1,044	2-1-69
US-27—Douglas St. to N. Limits		68	56	18	7-1-67
M-43—0.3 Mi. E. of US 27 to Grand River Ave.		395	303	101	10-1-69
M-43—W. limits to Logan St.		764	596	198	7-1-67
US-127—Michigan Ave. Reloc. to Vine St.		660	495	165	10-1-67*
Grand Total		23,460	3,965	2,075	

*Probably 1968 letting.

Motion by Mr. Houston, seconded by Mr. Manson, that this be tabled until the mid month meeting.

Motion carried unanimously.

SS-2-65

Motion by Houston, seconded by Ingersoll that the Board recommend to City Council that after considering the street names in the Maple Grove Annexation, that the listed street names be changed as suggested by the Public Service Department except in those instances where a majority of the property owners affected have petitioned for an alternate name. In those cases we recommend that the name petitioned for be approved.

It was further recommended that the alignment of these streets be checked with cross streets.

CAPITAL IMPROVEMENTS

Motion by Bretz, seconded by Houston that the Capital Improvements Program be approved and forwarded to the Mayor and City Council.

Motion carried by unanimous vote.

Discussion was held in regard to the possible sites for the Governor's residence. Motion by Mr. Manson that for the mid month meeting the board have a recommendation to the Mayor and City Council for a possible bond issue to buy state owned park property which is not used for park purposes. The Director is to work with City Council on obtaining a residence site and possibly exchange this for the state owned park property.

PLANNING DIRECTOR

The Director made the recommendation

that Mr. J. D. Meyer, Senior Planner be commended for the fine job done in the preparation of the Capital Improvements Report for 1965-71.

Motion by Ingersoll, seconded by Houston that Mr. Meyer be commended for his work on the Capital Improvements Program.

Motion carried by unanimous vote.

Motion by Mr. Campbell, seconded by Mrs. Bretz that Mr. Ray Rice also be commended for the art work on the Capital Improvements Program.

Motion by Manson, seconded by Campbell that the 1965-66 budget for the Planning Department in the amount of \$100,400 be approved and recommended to the Mayor and City Council.

Motion carried by unanimous vote.

Mid-month meeting was set for Monday, February 15th after City Council meeting.

Mr. Fink advised that a meeting regarding the possible site for the community college building would be held after Council meeting on Monday, February 8th.

Mr. Fink also advised that a meeting with Vilican-Leman, the State Controller and various other state officials and legislators would be held in the Planning Department office at 2:00 P.M. on February 8th.

Meeting adjourned at 11:55 P.M.

RAYMOND C. GUERNSEY,
Secretary, Planning Board.

OFFICIAL PROCEEDINGS OF THE CIVIC CENTER BOARD OF THE CITY OF LANSING

Proceedings, February 9, 1965

A. Meeting NOT called to order, quorum not present.

B. Roll Call: Present: Commissioners King, Carr, Herr, Duncan—4.

Absent: Commissioners McRae, Dudley, Neller, Reilly—4.

C. Commissioner Herr suggested that as a quorum was not present and no official action could be taken, items on the agenda would only be discussed.

D. Report of Committees:

1. Building and Properties Operating and Policy—No report.

2. Parking—No report.

3. Personnel and Salaries—No report.

4. Veterans—No report.

5. Ways and Means—No report.

E. Unfinished Business:

Board members and Manager Baer discussed thoroughly the proposed budget for 1965-66 to be presented at the Mayor's hearing on February 11, 1965.

F. New Business:

G. Managers' Report:

H. Announcements:

1. Next meeting Tuesday, March 16, 1965, 7:30 P.M.

I. Meeting adjourned 9:30 P.M.

RUSSELL VERPLANCK,
Recording Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, February 20, 1965

Meeting was called to order at 8:10 A.M.
by Chairman Russell Fink.

Present were: Bretz, Campbell, Ingersoll,
Manson, Manz, Fink and Reynolds—7.

Absent was: Houston—1.

Notification of this meeting had been
sent to the news media.

Z-157-64

A letter from the City Attorney per-
taining to the legality of the Board voting
on this matter was read. Further discus-
sion on the Community Unit Plan followed.

It was then moved by Campbell, seconded
by Manson that the Community Unit Plan
submitted by Warner & Long Development
Corporation for property in the 3000 Block
of S. Washington Ave. described as:

That part of the Southwest $\frac{1}{4}$ of
Section 28, T4N, R2W, City of Lan-
sing, Ingham County, Michigan, begin-
ning at the Southwest corner of Lot
23 of Holmesdale Subdivision and run-
ning thence Northerly 410.3 feet more
or less, to the Southeast corner of Lot
11 of said Subdivision, thence West-
erly 232.6 feet on the Southerly line of
said Plat to a point 200.0 feet East
of the East line of Washington Ave.,
thence Southerly 60.0 feet, thence
Westerly 180.0 feet parallel with
Holmesdale Subd., thence Northwesterly
49.55 feet on the Easterly line of Wash-
ington Avenue to a point 55.15 feet
Southwesterly to the Southwest corner
of Lot 6 of said Holmesdale Subd.,
thence Southwesterly 216.2 feet on the
Easterly line of Washington Ave., to
a point 210.9 feet Northeast of the
Northwest corner of Lot 1 of Half Acre
Land Company Subd., thence S. 72°
 $15'$ E. 109.6 feet, thence S. $0^{\circ} 30'$ E. 84
ft. thence East 16.4 feet, thence South
66.0 feet to Northerly line of said Half
Acre Land Company Subd. at a point
221.15 feet east of the Northwest cor-
ner of said Plat, thence Easterly on
the North line of said Plat 461.9 feet to
the point of beginning,

be approved subject to the following
recommendations:

I. Drives and Access.

a. Entire driveway to be not less than 25
feet in width, with clear turning radius of
not less than 45 feet at all corners and turns
to allow fire equipment to negotiate turns.

b. That a minimum of 1.3 parking spaces
for each apartment be maintained.

c. Where possible the circumferential
road should be 35 ft. wide where it is
adjacent to parking bays.

II. Fire and Safety.

a. Provide two fire hydrants on separate
water service, hydrants to be located at
each of North and South driveways. Entire
water service and hydrants to be approved
by water department, Board of Water and
Light. (Fire Department will request that
Board of Water and Light install third
hydrant between drives to project.)

b. Conform with Section 3805 of uniform
Building Code, if applicable.

c. Centrally locate on property a fire
alarm box approved by the Lansing Fire
Department. Alarm box and standard to
be purchased by developer, installation of
box and necessary cable to be approved by
Superintendent of Fire Alarm Division,
Lansing Fire Department.

III. Water and Electricity.

a. Electric line extension from existing
pole line on Washington Ave. West of site.
If served overhead, poles and transformers
should be located in rear of building (cen-
ter of site). Meter and service drop loca-
tions subject to approval by the Board of
Water and Light.

IV. Design.

a. These plans as submitted at the public
hearing with modifications as here listed
shall be substantially adhered to for the
purpose of securing building permits.

b. Landscape and planting plans shall
be reviewed with Lansing Parks and Rec-
reation department.

V. The maximum number of 126 dwelling units be approved on this site.

VI. This permit shall be for one year from date of final approval by the City Council.

In the review of the plan, and in accordance with Section 36-7 of the Zoning Ordinance, the Board found that:

The property adjacent to the area included in the plan will not be adversely affected.

That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.

That the buildings shall be used only for multiple dwelling and managerial purposes.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Ingersoll, Manson, Manz, Fink and Reynolds—7.

Nays: None.

Z-147-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the Board's recommendation on the rezoning of the petition by Lloyd E. and Marilyn Barnhart to rezone the property at 6301 W. Miller Road be amended to read "F" commercial instead of "D-1" professional office district.

Considerable discussion of the motion followed.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Ingersoll, Manson, Manz, Fink and Reynolds—7.

Nays: None.

Act 51 Reclassification of Streets

Reference — Council Proceedings 1-18-65, P. 44. The Planning Board considered the reclassification of local streets as outlined on the above council proceedings. The Planning Board recommends that the proposed reclassification with the exception of the inclusion of Clemens and Fairview be approved and forwarded to the Michigan State Highway Department for change to major streets.

The Board noted that the Clemens-Fairview street designation was presently before Council for consideration and felt that the final determination on the status of these streets should be made before recommendation would be made to the State Highway Department regarding Act 51.

Motion carried unanimously.

Meeting adjourned at 8:40 A.M.

RAYMOND C. GUERNSEY,
Secretary.

C

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, March 2, 1965

The meeting was called to order at 7:10 P.M. by Chairman Russell Fink to have a hearing on the Community Unit Plan presented by Francis N. Fine.

Present were: Campbell, Fink, Houston, Ingersoll and Manz—5.

Absent: Bretz, Manson and Reynolds—3.

Z-21-65

The Planning Director read a Planitorial from the "Urban Land Institute" dated February, 1965 and a section of the City Ordinance on Community Unit Plans.

Mr. Edwin Brown, Senior Planner, presented maps and explained the relationship of the development to the surrounding area.

Mr. Francis Fine, the developer, stated that their architect for the plan was Mr. Isaac Green. Their intention is to have a density of $15\frac{1}{2}$ units to the acre, with the balance of the property to be used for greenery. The buildings will be of varying height of one and two stories. On the East side a long brick fence will be constructed, but the solidity will be broken by portions of shrubbery.

The access to Michigan Avenue would be via a $49\frac{1}{2}$ foot easement, which is not owned by Mr. Fine. Mr. Fine had contacted the owners and he feels that they would give a deed to the city.

These units will have attached garages. Each unit will have between 1400 and 1600 square feet of living area and are to be rented to adults, not students. A part of the plan is a pool and a community building. The units will be of one or two bedrooms. They do not intend to rent to fam-

ilies with children. A total of 153 units are planned.

The exit to Michigan is believed to be presently maintained by the City of Lansing. Paving could be 30 foot wide as no curb will be installed. They prefer to maintain the streets in the project themselves and in this way take care of the parking areas. They would not care to dedicate the inner streets however, they are willing to cooperate with the city on the design of the streets.

Present plans call for the start of construction in the East Lansing end first. There will be two entrances, one on the North and one on the South with a possibility of the third, but this would be crossing Ranney Park.

They are working with East Lansing on the sewer installations and will be using the Montgomery drain.

Mr. Mike Conlisk, Planning Director of East Lansing, posed several questions. Mr. and Mrs. Hammacker of 227 Hyland, inquired regarding a Consumers right-of-way and fire protection, and Mrs. Bailey from 343 Hyland, was concerned about the sewer. Mrs. Hine of 307 Hyland expressed an interest in where the front of the buildings would be. Mr. Green explained that the buildings would be so arranged that both living and bedrooms would be facing the parking areas and also the other side so that there would really be no front or back to these brick structures. Plans are not complete on incinerators, but if they are to be used, it is hoped that there will be a commercial type in each building.

Meeting adjourned at 7:50 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, March 2, 1965

Tuesday, March 2, 1965

7:30 P.M.

Court Room No. 1

City Hall

Meeting was called to order by Chairman Russell Fink at 7:55 P.M.

Present were: Campbell, Fink, Houston, Ingersoll and Manz—5.

Absent: Bretz, Manson and Reynolds—3.

HEARINGS Rezoning

Z-22-65

Mr. Cassius E. Street, Jr. Attorney, appeared for Mr. John Dykstra in behalf of the petition to rezone the property in the 3400 Block of S. Logan Street described as:

Beginning on the East $\frac{1}{8}$ line of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan 166 feet South of the North line of said section; thence South 494 feet on the East $\frac{1}{8}$ line (in Logan Street), thence West parallel with the section line 695.7 thence North parallel with said $\frac{1}{8}$ section line 338 feet, thence East parallel with said section line 250 feet, thence North parallel with said $\frac{1}{8}$ line 332 feet to said section line, thence East on said section line (in Holmes Road) 200 feet, thence South parallel with said $\frac{1}{8}$ line 166 feet, thence East parallel with said section line 246.7 feet, more or less, to the point of beginning

from "F" commercial "J" parking and "A" one family residence to "H" light industrial district. Mr. Street advised their purpose for asking for this rezoning is for the construction of a new car dealership, which will have show rooms, repair and maintenance including painting. The painting department would be on the West. They have checked and the "F" commercial is not the zoning they need. Site plans were presented to the Board. Mr. Street stated that they felt this structure would be a credit to the neighborhood. The southern portion will be seeded and landscaped, and it was felt that it would fit in with

the existing area. This move is needed as their present location is inadequate. A scale model is being built and will be in their present showroom after Monday, March 8th. The bump and paint shop will be 72 x 170 and on the West side. The present building on the site is to be torn down and the land will be used for their used car and truck sales.

Matter was referred to the Zoning Committee.

Z-23-65

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the letter of withdrawal from Fred C. Newman, Attorney for the Lansing School District, asking that the petition to rezone the property on S. Logan Street, Lansing, Michigan adjoining Reo Elementary School described as:

Beginning at a point on the south line of Lot No. 91, of Supervisor's Plat of Prosperity Farms No. 1, which point is 1440.12 feet North and 1050.0 feet West of the South $\frac{1}{8}$ post of the S.E. $\frac{1}{4}$ of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan thence N. 89° 54' W. 410.25 feet, thence South 519.75 feet more or less along the East line of Lots No. 79 to 83 inclusive of Supervisor's Plat of Prosperity Farms No. 1, thence S. 89° 54', E. 410.25 feet along the North line of Johnson Acres Subd. and Briarfield Knolls Subd. to the City of Lansing, thence North to the point of beginning,

from "A" one family to "D-M" multiple dwelling district be granted.

Motion carried by unanimous vote.

Z-24-65

Mr. Leo Farhat, Attorney, appeared for Frank and Mary Elizabeth Verderese in behalf of the petition to rezone the property at 131 Regent Street from "B" one family to "D" apartment district and stated that presently on the property there is an old home that is unoccupied. This structure is very run down and is not

adequate structurally to remodel for apartments. The petitioners would like to construct an 8 unit apartment house. These apartments will be all single bedrooms. Petitioners feel that this would be much better use of the land than there is at present. The lots are sufficiently wide and deep enough for the parking of 9 cars. Mr. Farhat advised that he felt there was a great need for single bedroom units.

Matter was referred to the Zoning Committee.

Z-25-65

Mr. Lee Halsted appeared for Mr. Walter Neller, in behalf of the petition to rezone the property on Wood St., south of N. Hampton St. described as:

Lots 1 and 2 Bancroft Hills Sub-division

from "A" one family residence to "C" two family residence district and advised that they are unable to sell the higher priced homes on Wood St. because of the heavy traffic. To the north are two family homes. Presently they have 15 homes under construction. Petitioner feels that this type of zoning would be better utilization of the land than the \$15,000 to \$18,000 homes now under construction.

Matter was referred to the Zoning Committee.

Z-26-65

Motion by Campbell, seconded by Ingersoll that a public hearing be set for Wednesday, March 24, 7:30 P.M. on the Community Unit Plan submitted by Francis N. Fine for "Sunny Ridge."

Motion carried unanimously.

Z-27-65

Mr. Joseph O'Leary appeared in behalf of the petition to rezone the property at 636 N. Francis Street from "B" one family to "D-M" multiple dwelling district and advised that the property had been rezoned two-family years ago. Because of the heavy traffic on Saginaw St. he felt that it should be used for multiple family or commercial. His plans call for 14 units, with parking for 1½ cars for each unit. He believed this would be an asset to the neighborhood.

Matter was referred to the Zoning Committee.

Mr. Manson came in at 8:20 P.M.

Z-28-65

Mr. John Sellek appeared for F. M. C. Corporation in behalf of the petition to rezone the property off the end of Fidelity Road (E. Mt. Hope Avenue) described as:

S. 1551 ft. of N. 1584 ft. of E. 70 A. of S.W. ¼ and S. 1551 ft. of N. 1584 ft. of W. 60 A. of S.E. ¼ exc. E. 400 ft. of N. 651 ft. and E. 600 ft. of S. 900 ft.; Section 23, T4N, R2W

from "A" one family residential to "H" light industrial district and said that the recent annexation to the City of Lansing put this property in the "A" one family zoning. The property has been used for 20 to 25 years as industrial. On the East is a pit of about 20 acres, from which fill for the Pine Tree Connector was taken. They make agricultural equipment and this area is used for tortion tests. They have a track built, on which they subject their equipment to various tests. Also tested are fire vehicles. During sales meetings they use sprayers that spread a fog 150 feet in each direction. He stated he felt this would not be detrimental to any residential uses.

Matter was referred to the Zoning Committee.

Mr. Reynolds and Mrs. Bretz came in at 8:22 P.M.

Z-29-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the verbal request for withdrawal of the petition by Dominic and Frances Verderese for property at 513 S. Chestnut Street from "D-1" professional to "J" parking district be granted upon receipt of an official letter of request from the petitioner.

Motion carried unanimously.

Z-30-65

Mr. Richard Herrmann appeared for Mr. A. Z. Breen in behalf of the petition to rezone the property in the 5000 block of S. Pennsylvania ave. described as:

Lots 33 and 34 of Pleasant Ridge

from "A" one family to "D-1" professional office district and stated that a previous request for commercial had been denied. Mr. Herrmann further advised that there are two nice homes to the North and that this structure would act as a buffer between the gas station and these homes.

Mater was referred to the Zoning Committee.

Z-31-65

Mr. Leo Farhat, Attorney for Sprague's Inc., appeared in behalf of the petition to rezone a parcel at 836 N. Seymour Street from "C" two family to "D-1" professional office district and advised they wish to use this property for an office building. There will be no retail sales or services performed. No change is anticipated to the outside of the building. They do plan to remove the garage and use the area for parking space for the office workers.

Matter was referred to the Zoning Committee.

Z-32-65

Mr. H. Clay Campbell, appeared for the Plymouth Congregational Church in behalf of the petition to rezone a parcel in the 200 Block of W. Allegan St., described as:

Lots 10, 11 and 12, Block 116,
Original Plat

from "D" apartment to "G" business district. Mr. Campbell stated that the manse is now used for an office building. They would like to remodel incorporating a dining room, office and kindergarden. Site plans were shown.

Matter was referred to the Zoning Committee.

Z-33-65

No one appeared in behalf of the petition to rezone the parcel at 5133 S. Logan Street from "A" one family to "D-1" professional office district.

Matter was referred to the Zoning Committee.

Z-34-65

Mr. Wm. Forgraves appeared for Mr. Wayne Elfert, in behalf of the petition to rezone a parcel on the North side of Holmes Road from Deerfield Avenue West approximately 500 feet described as:

Lots 1, 2, 3, 4, 5, 6 and Reservation
A of Halmo Homes Subdivision

from "A" residential to "C" residential district and advised that they had purchased Halmo Homes when it was in the township, without sewer and water, about three or four years ago. Holmes Road is a primary road. On the property to the South, the lots are all backed to Holmes. There are some houses facing Deerfield. A previous request for multiple dwelling had been denied. The lots are 180 deep and 60 to 75 foot wide and they would like

to develop them. Mr. Forgraves presented a drawing of the proposed plat of Newport Estates.

Matter was referred to the Zoning Committee.

Z-35-65

No one appeared in behalf of the petition to rezone the property at 210, 214, 216, 220, 224 N. Homer from "A" residential to "F" commercial.

Matter was referred to the Zoning Committee.

Z-36-65

Mr. Leo Farhat, Attorney, appeared for Mr. Russell A. Koch, Jr. in behalf of the petition to rezone the property at 821-827 N. Pennsylvania from "C" two family to "D-M" Multiple revised to "D" apartment district. Mr. Farhat advised that the petitioner wishes to purchase the property, remove the two old structures, and construct at 20-22 unit apartment building with all units consisting of single bedrooms. These are not to be efficiency units. The lots are 160 x 161 feet. A circular drive would run completely around the property and parking would be provided.

Matter was referred to the Zoning Committee.

Z-37-65

Mr. Donald Hines, Attorney, appeared for General Motors in behalf of the petition to rezone the property in the 600 block of William Street described as:

Lots 6 through 11 and the North 103 feet of Lot 1, and the East 16.5 feet of the North 103 feet, of Lot 2, all in Block 181, Original Plat of the City of Lansing, Ingham County, Michigan

from "C" two family to "I" heavy industrial district. Mr. Hines advised that the south half of Block 181 was recently acquired by General Motors, plus two smaller parcels along Main Street. They would like to have this rezoned from industrial expansion, however, they would accept "J" parking for the two smaller pieces.

A drawing was shown designating the various pieces of property involved. The subject property is now vacant, all structures having been cleared away. The Master Plan indicates industrial use in this area.

Matter was referred to the Zoning Committee.

Z-38-65

Mr. Edward Ellsworth, Vice President and Secretary of Motor Wheel appeared in behalf of the petition to rezone the property at 2000 N. East St. from "B" one family to "H" light industrial district, and stated that the property had been acquired six weeks ago and amounts to approximately 4 acres. The property is 116 ft. by 200 ft. and they would like to have it rezoned for future development. The reason for the request for light industrial, instead of heavy, was because Motor Transport had asked for the light industrial in their rezoning petition filed earlier for property directly North of this.

Matter was referred to the Zoning Committee.

Z-39-65

Mr. Lee Halstead appeared for Mr. John Bondarenko in behalf of the petition to rezone the property in the 4700 block of S. Logan Street described as:

The East 160 ft. of the following described property: Beginning at a point on the West line of Logan Street which is 60 ft. West and 1440.12 ft. N. of the S. $\frac{1}{4}$ post of the S.E. $\frac{1}{4}$ of Sec. 32, T4N, R2W, thence N. 89° 54' W. 340 ft., thence S. 519.75 ft; thence S. 89° 54' E. 340 ft; thence North 519.75 ft. to the point of beginning, City of Lansing, Ingham County, Michigan

from "A" one family to "F" commercial district and reported the petitioner is buying the property from the school. A site plan was presented. Petitioner would like to have commercial in the front, and a Community Unit Plan in the back. They have contacted the neighbors and have found no opposition. No one on Logan Street has been contacted. An area use diagram with pictures of the various businesses was presented to the Board.

Matter was referred to the Zoning Committee.

Z-40-65

Motion by Campbell, seconded by Ingersoll that a Public Hearing on the Community Unit Plan for the property in the 4700 block of S. Logan Street submitted by John Bondarenko be set for Wednesday, March 24th at 7:30 p.m.

Motion carried unanimously.

Z-41-65

Mr. John Bondarenko appeared in behalf of the petition to rezone the property at the N.E. corner of Paulson St. described as:

Lot 1 south $\frac{1}{2}$ of West 130 ft. except 17 ft. East 35 ft. of Lot 1 and 2, 43 ft. x 113 ft. and 35 ft. x 172 ft., N.E. corner of Paulson and N. East St. and first lot east on East St. subdivision

be rezoned from "A" one family to "F" commercial district. Mr. Bondarenko stated that he wished to use this area for an automatic car wash.

Matter was referred to the Zoning Committee.

Z-42-65

Mr. Edward K. Ellsworth appeared in behalf of the petition to rezone the property at 5401 S. Pennsylvania Avenue from "A" one family to "F" commercial district. Mr. Ellsworth advised that he is owner of the property and that this commercial building has been on the property for 12 years. Because of annexation it is now zoned "A" one family and he would like to make the zoning legal and conforming.

Matter was referred to the Zoning Committee.

Z-13-65

Mr. Leo Farhat presented plans for the Zoning Committee on the petition to rezone the property in the 900 Block Vernon and 3500 Block of S. Pennsylvania Avenue from "A" one family to "D-1" professional office.

Z-19-65

Mr. Harold Davis requested tabling of his petition to rezone the property in the Jolly-Cedar Plaza from "J" parking to "F" commercial district.

Motion by Campbell, seconded by Manz that the matter be tabled to allow the petitioner to present additional information.

Motion carried unanimously.

Recess from 9:17 to 9:47 P.M.

BUSINESS SESSION Approval of Minutes

Motion by Manson, supported by Manz that the minutes of February 2 and February 20, 1965 be approved.

Motion carried unanimously.

ZONING COMMITTEE

Z-135-64 and Z-136-64

Motion by Campbell, seconded by Reynolds that the petition to rezone property on Sheffield Blvd. (N. side—between Waverly and Bay View Drive) described as:

Part of the Northeast $\frac{1}{4}$ of Section 36, T4N, R3W, City of Lansing, Eaton County, Michigan beginning at the Northwest corner of Lot 149 of River's Edge Subdivision running thence N. $0^{\circ} 07'$, E. 1077.0 feet parallel with the East section line to a point 50 feet south of the North section line, thence S. $89^{\circ} 37' 30''$, W. 459.57 feet parallel with North line of said Section 36, thence S. $0^{\circ} 07'$, W. 752.15 feet to the point of curvature, thence Southerly 93.47 feet to the arc of a 208.1 foot radius curve to the left to the most Westerly corner of Lot 155 of said River's Edge Subdivision, thence S. $25^{\circ} 37' 10''$, E. 300.0 feet to the most Southerly corner of Lot 154 of said Plat thence on Lot line N. $64^{\circ} 22' 50''$, E. 85.0 feet, thence S. $25^{\circ} 37' 10''$, E. 15.0 ft., thence N. $79^{\circ} 06'$, E. 82.48 feet, thence S. $89^{\circ} 54' 40''$, E. 144.57 feet to the point of beginning.

from "A" one family to "D-M" multiple dwelling district and Sheffield Blvd. (N. side between Waverly and Bay View Drive) described as:

That part of the N.E. $\frac{1}{4}$ of Section 36, T4N, R3W, City of Lansing, Eaton County, Michigan beginning on the section line at a point 50 feet S. $0^{\circ} 07'$ W. from the N.E. corner of said Section 36, running thence S. $0^{\circ} 07'$, W. 1079.3 feet on the section line, thence S. $89^{\circ} 54' 40''$, W. 455.43 feet on the North line of River's Edge Subdivision, thence N. $0^{\circ} 07'$, E. 1077.0 feet parallel with East section line, thence N. $89^{\circ} 37' 30''$, E. 455.43 feet parallel with North section line to the point of beginning

from "A" one family to "F" commercial be tabled for thirty days at the request of Jack A. Drew Associates, Inc., Registered Landscape Architects.

Motion carried unanimously.

Z-143-64

Motion by Campbell, seconded by Ingersoll that a Public Hearing be set for Wednesday, March 24th, 1965 at 7:30 P.M. on the Community Unit Plan submitted by Richard Giesenhaber for the area in the 2500 block of Pleasant Grove Road.

Motion carried unanimously.

Z-144-64

Motion by Campbell, seconded by Ingersoll that the petition by Mrs. Harry Wid-

man, Daniel English, Charles W. Keep and Spartan Oil Company to rezone property at 4013-40-27-4011 and 4207 Aurelius Road from "A" residential to "F" commercial be tabled for thirty days for further conferences with the petitioners.

Motion carried unanimously.

Z-149-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by L. V. Sprague to rezone a parcel in the 4200 block of S. Pennsylvania Avenue described as:

Lots 536, 537, 538, 539, 540 Maple Hill Subd.

from "A" one family district to "D-M" multiple dwelling district be granted.

The property fronts on Pennsylvania Avenue, a primary thoroughfare carrying high volumes of fast moving traffic. The existing zoning and uses in this block on either side of Pennsylvania Avenue are for other than single family residence.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds—6.

Nays: None.

Abstain: Fink and Bretz—2.

Z-151-64

Motion by Manson supported by Manz that the balance of the property the Board is considering for rezoning from Raymond Drive west, from "A" one family to "H" light industrial, be tabled for 30 days to enable the property owners in this area to be contacted.

Motion carried unanimously.

Z-165-64 and Z-166-64

Motion by Reynolds seconded by Manz that the Board recommend to City Council that the letter of withdrawal of the petitions by Cambridge Development Co. for Community Unit Plans at the extension of Eton Downs to Waverly Road described as:

The South 300 ft. of the North 40 acres of the West Fractional $\frac{1}{2}$ of the S.W. fractional $\frac{1}{4}$ of Section 30, T4N, R2W, City of Lansing except the West 370 ft. thereof

and Inverary Drive Eton Downs No. 5 described as:

Lots 384-394 inclusive Eton Downs
No. 5

be granted.

Motion carried unanimously.

Z-167-64

Motion by Campbell, seconded by Reynolds that the Board recommend to City Council that the petition by Cambridge Development Company to rezone from "A" one family to "D-M" multiple dwelling district revised to Community Unit Plan property in the 2800 block of Waverly Road described as:

The West 370 ft. of the North 40 acres of the West fractional $\frac{1}{4}$ of the S.W. fractional $\frac{1}{4}$ of Section 30, T4N, R2W, City of Lansing; also the West 370 ft. of that part of the N.W. fractional $\frac{1}{4}$ of Section 30, lying south of the south line of Eton Downs No. 5, except the north 300 ft.

be approved based on the following considerations:

1. That the property adjacent to the Plan would not be adversely affected.
2. That the Plan is consistent with the intent and purpose of the Community Unit section of the Lansing Zoning Code.
3. The buildings shall be used for residential purposes only.
4. The increase in density is within the capacity of the utilities and facilities in the area and the open space is used to better advantage than when platted in the customary manner.

This approval subject to the following conditions:

1. The service road as shown, shall be deleted. (Not required for access of fire fighting equipment).
2. Buildings shall not contain more than 12 dwelling units and each building shall be limited to 150 ft. x 45 ft.
3. The access to the car park on the south side of Carlisle shall be deleted.
4. The landscape planning shall be substantially as shown. Good site distance at the intersection of Carlisle and Waverly should be preserved.
5. Units in northwest corner of Outlot B should be moved to the South to allow greater yard area adjacent to Carlisle Drive.
6. This approval expires one year from date of acceptance by City Council or at the expiration of the building permit whichever is later.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds and Bretz—7.

Nays: Manson—1.

Z-171-64

Motion by Ingersoll seconded by Reynolds that the Board recommend to City Council that the petition by Wolverine Development Corporation to rezone a parcel at 4220 S. Logan St. from "A" one family to "F" commercial district be not granted and that the developer be encouraged to develop residentially to supplement the present single family housing that predominates the area and to complement the many community commercial facilities that now exist. Some multiple housing in the area should be encouraged to supplement existing market for the commercial outlets.

Motion failed by the following vote:

Yeas: Fink, Ingersoll, Reynolds and Bretz—4.

Nays: Manz and Manson—2.

Abstain: Campbell and Houston—2.

Motion by Manz seconded by Manson that the parcel be zoned "F" commercial.

After some discussion it was decided there should be a "J" parking area.

Motion by Campbell, seconded by Bretz that the matter should be tabled for thirty days.

Motion carried by a 7 Yea and 1 Nay vote.

Z-1-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Mildred Carson to rezone a parcel at 917 North Cedar Street from "C" two family to "F" commercial district be not granted as filed, and parcel be zoned "E-2" drive-in shop district.

This general area is in transition from its historical use of residential to its projected use of industrial. High volumes of traffic and proximity to two major thoroughfares make it amenable to the proposed use.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-2-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Howard H. Mehaffey to rezone a parcel at 921 North Cedar Street from "C" two family to "F" commercial district be not granted as filed and parcel be zoned "E-2" drive-in shop district.

This general area is in transition from its historical use of residential to its projected use of industrial. High volumes of traffic and proximity to two major thoroughfares make it amenable to the proposed use.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-3-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Gordon L. Long to rezone a parcel at 6830 South Cedar Street from "A" one family to "F" commercial district be not granted as filed and that:

The Easterly 40 ft. lying parallel to the Westerly R.O.W. line of Cedar St. and the Westerly 5 ft. lying parallel to the West property line of the following described property:

Lot 73 except that part described as beginning at the N.E. corner of said lot thence West along the North line 207.5 ft. to the N.W. corner, thence South on the West line of said lot 30 ft., thence Northeasterly to point of beginning, also entire Lots 74 and 75, all property being a part of Just-A-Mere Farms Subdivision, City of Lansing, Ingham County Michigan

be zoned from "A" one family to "J" parking district

and the balance of the property

be rezoned from "A" one family to "F" commercial district.

Where the property abutts a residential use, one of the following types of screening shall apply:

1. A 3 ft. high chain link type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in.
2. A 5 ft. high cyclone type fence with interwoven slats.
3. A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

This property lies within the established strip commercial uses along South Cedar Street. The non-conforming status, limits the type of alterations and repairs that can be made on the site.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: Houston—1.

Z-4-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Mary D. Jennings to rezone a parcel at 217-223 South Foster Street from "B" one family to "C" two family district be granted subject to lot split.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds, and Bretz—7.

Nays: Manson—1.

Z-5-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Victor and Shirley A. Eastlund to rezone a parcel on the West side of 3400 block Ruth Street described as:

Lot 86, 87, 88, 89, 90, 91, 92 Supervisors Plat of Cherry Hill Subd., City of Lansing, Ingham County, Michigan

from "A" one family district to "H" light industrial district be not granted.

The area is zoned one family residential in accordance with future land use plan and present extracting operation is projected for eventual recreational use. Permanent industrial sites should be located to prevent bringing heavy vehicles into residential neighborhoods.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-6-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Donald Deeb to rezone a parcel at 1408 W. Hillsdale and 519-523 Jenison Street from "B" one family to "J" parking district be not granted.

Change is not in character with existing residential development. The alley has been and continues to act as a buffer between residential and commercial.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-7-65

Motion by Campbell, seconded by Reynolds that the Board recommend to City Council that the petition by Clifford E. Klefstad to rezone a parcel at 900 E. Jolly Road described as:

Commencing 182.75 ft. west of north $\frac{1}{4}$ post of N.W. $\frac{1}{4}$ section 3, thence west 96.07 ft., south 198 ft., east 95.97 ft., north 198 ft., Section 3, T3N, R2W

from "A" one family residence district to "F" commercial district amended to "D-M" multiple district be granted except:

The North 70 ft. of the above described property

be rezoned from "A" one family to "J" parking district

1. The Master Plan proposes this area for residential.
2. "D-M" multiple zoning at this location could create a trend that would help prevent Jolly Road from becoming strip commercial.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-8-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Ronald R. Pentecost, Attorney for United Motor Freight, Inc., to rezone a parcel on North East St. plus a 48 foot parcel on North and 36 foot parcel on South described as:

Commencing 33 ft. East and 200 ft. North of the Southwest corner of Section 3, T4N, R2W, thence North 150 ft., thence East 116 ft. thence South 150 ft. thence West 116 ft. to point of beginning, City of Lansing, Ingham County, Michigan

from "B" one family district to "I" heavy industrial district be not granted and the property be zoned "H" light industrial district.

This area is proposed for industrial use on the Master Land Use Plan. The area to the east of this site is zoned heavy industrial and to the west is zoned commercial.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-9-65

Motion by Campbell, seconded by Bretz that the Board recommend to City Council that the petition by Wm. Birkholz to rezone a parcel at 2827 E. Michigan Avenue from "B" one family to "H" light industrial district be not granted as filed and the property be rezoned "G-2" wholesale district for the following reasons:

1. Industry should not be encouraged on small sites in congested traffic areas.
2. Wholesale zoning district is the classification most compatible with adjacent uses.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds and Bretz—7.

Nays: Manson—1.

Z-10-65

Motion by Campbell, seconded by Ingersoll that the petition by Dr. Oral Grounds, Jr. to rezone a parcel at 2835 E. Mt. Hope Avenue from "A" one family to "F" commercial be tabled for thirty days to take an over-all look at the area.

Motion carried unanimously.

Z-11-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Valeria Lewis to rezone a parcel at 1809 Olds Avenue from "B" one family to "H" light industrial and "J" parking district be granted as follows:

N. 37 ft. of the S. 75 ft. of Lot 1, Block 1, Holmes and Son's Subd. City of Lansing, Ingham County, Michigan

be rezoned from "B" one family to "J" parking.

Lot 2, except the South 38 ft. and entire Lot 3, Block 1, Holmes and Son's Subd., City of Lansing, Ingham County Michigan

be rezoned from "B" one family to "H" light industrial.

Master plan indicates area for future industrial expansion, industrial relocation required by I-496 should be encouraged to utilize those areas which the community has earmarked for that kind of use.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-12-65

Motion by Campbell, seconded by Bretz that the Board recommend to City Council that the petition by Leonard A. LeRoy to rezone a parcel at 411 and 413 Magnolia Street from "B" one family district to "D-M" multiple dwelling district, amended to "C" two family district be not granted.

With the eminent relocation needs due to highway construction these lots are prime sites on which to put relocated residential structures. This would, if granted, allow a spot zone in a neighborhood that is characterized by single family detached dwellings. Structure and use is out of character with surroundings.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, and Bretz—8.

Nays None.

Z-13-65

Motion by Campbell, seconded by Ingersoll that the petition by Archie Lewis to rezone a parcel at the S.W. cor. Vermont and Pennsylvania Ave. described as:

Lot 695, 696, 697, 698 Maple Hill Subd.

from "A" one family to "D-1" professional office district be tabled to consider the information presented earlier during this meeting.

Motion carried unanimously.

Z-14-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Joseph B. Grammatico to rezone a parcel at 1027 N. Walnut Street from "C" two family to "D-M" multiple dwelling district be not granted.

The Master Land Use Plan indicates this area a high density (10-20 dwelling units per net acre). This rezoning would allow 10 units to be constructed on this site, which is double the maximum, as indicated on the Master Plan. The lots in this block were platted for single family use, and have since been split with one, two, three family dwellings constructed on very small lots.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, R2W, Delhi Township, Ingham County,

Nays: None.

Z-15-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by J. L. O'Laughlin to rezone a parcel at Northwest corner of S. Washington Rd. and Edgewood Rd. described as:

The west 24 rods of S. 20 rods of S.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of Section 8, T3N, R2W, Delhi Township, Ingham County, Michigan (3 acres) also 25 acres of S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of Section 8, T3N, R2W Delhi Township, Ingham County, (25 acres) Subject to any and all restriction record that part of S. 20 rods of S.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of Section 8, T3N, R2W, Delhi Township, Ingham County, Michigan lying west of highway except W. 24 rods thereof

from "A" one family to "C" two family district be not granted.

The Board believes that two-family use, at this location would not be unreasonable, but until the necessary utilities are available and the area platted, this request should be not granted. No sewers will be available until 1966. Sporadic development of this type in undeveloped area creates problems in future overall development.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-16-65

Motion by Campbell, seconded by Ingersoll that the petition by Vincent P. Covello, Frank and Rose Cicorelli to rezone a parcel in the 4100 block of S. Logan Street described as:

Lot 1, except the North 102 feet and West 35 feet of the South 100 feet, Supervisors Plat No. 5, located in Lansing Township, Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan

from "A" one family to "F" commercial and "J" parking district be tabled for thirty days

Motion carried by a 7 Yea, 1 Nay vote.

Z-17-65

Motion by Campbell, seconded by Manz that the Board recommend to City Council that the petition by Johnathan Watts to rezone a parcel at 919 W. Washtenaw St. from "C" two family to "D-M" multiple dwelling district be denied at this time.

Construction at this location should be discouraged until the Logan-Butler one-way pair system which is close to this property, has been finalized.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-18-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Bruce J. Maguire, Jr., to rezone a parcel in the 800 Block Jolly and 5100 Block of S. Washington (Southwest corner of Jolly and S. Washington) described as:

Lots 1 and 2, Supervisors Plat No. 13 of Delhi Township City of Lansing

from "A" one family district to "F" commercial district be not granted.

Jolly Road between Logan and Cedar Street is essentially residential. There is zoning between the two shopping complexes no need, nor reason for spot commercial that are developing to some degree in accordance with Master Plan recommendations. The area requested is too small for any kind of comprehensive development.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-19-65

Motion by Campbell, seconded by Manz that the petition by Harold M. Davis to rezone a parcel in the Jolly-Cedar Plaza described as:

The South 221 ft. of the West 40 ft. of the following described property:

Commencing on the South line of Jolly Road 328 ft. West of S.W. cor-

ner of Cedar Street and Jolly Road, thence South 311 feet, thence West 180 ft. (plus or minus), thence North 311 ft. to south line of Jolly Road, thence East 180 ft. (Plus or minus) on the South line of Jolly Road to beginning, Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan

from "J" parking to "F" commercial district be tabled at the request of the petitioner earlier at this meeting.

Motion carried unanimously.

Z-20-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Harold H. Davis to rezone a parcel at 927 W. Shawassee St. from "C" two family district to "D-M" multiple district be granted.

Similar zones adjacent and in the area lend logic to this location.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

STREETS COMMITTEE

ROW-2-65

Motion by Houston, seconded by Manz that the Board recommend to City Council that after considering the request from Edward B. Abraham asking to re-convey to him a 20 ft. strip of land at the rear of his property 3600 block of S. Logan Street, that the request be not granted, and steps be taken by the City to acquire the 20 ft. strip of the South to complete this unimproved alley.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

BUILDINGS AND PROPERTIES

BP-2-65

Motion by Manz seconded by Manson that the Board recommend to City Council that after considering the request of Gabrielle Woodward to divide a parcel of land described as:

Com. N.E. corner Lot 157 Delta Heights No. 1; thence North 70° 42' East 74.92 feet: South 351.60 ft. West 70.81: North 326.61 to beginning, Section 6

into two lots, that the request be approved and the property owner maintain a depth of 80 ft. for the rear yard of the existing structure.

This will allow the new lot a depth of approximately 100 ft. with frontage on Trent St. of 70.81 ft.

S-3-65

Motion by Houston, seconded by Manz that the Board advise City Council that the revised preliminary plat of Scotsdale No. 2 was considered by the Lansing Planning Board at their meeting on Tuesday, March 2, 1965. The revision was approved subject to the following conditions:

1. All streets, including the cul-de-sacs, be dedicated to the City of Lansing and constructed to standards as stated in the Subdivision Regulations and as requested by the Public Service Board.
2. Curb and gutter shall be constructed along Waverly Rd. as required. Sheffield Rd. be changed to Averill Drive and the final alignment be determined at time of survey to connect Averill Dr. to the South.
3. Lot lines in the multiple housing area be shown and lots be numbered.
4. An additional ten foot right-of-way along Waverly extending 200 feet in each direction from the centerline of Carlisle St. shall be dedicated. This would provide for future acceleration, deceleration lanes when conditions warrant.
5. Easements as required by Board of Water and Light and Public Service Shall be shown on plat.
6. This approval is effective for 12 months and is renewable as provided in Subdivision Regulations, Section 111B 4c.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

URBAN RENEWAL

Mr. Reynolds passed out a copy of the letter that had been written by Councilman Perrin to Mr. Lee Trumble of Lansing Community College. He advised that the Planning and Metropolitan Redevelopment Director are working closely with the college in an effort to help them find a downtown location.

Mr. Manson quoted some figures he thought might be of benefit to the College in making a determination of a site.

ORDINANCE

Mr. Ingersoll reported that Mr. Stanley Burke of Birmingham, the Board's recom-

mendation to Council as the attorney to work with the consultants, Vilican Leman and Associates on the Zoning Ordinance, has been contacted to submit a contract to the City Council. Mr. Burke is to send the contract to the Board, for transmittal to Council, so that an account can be established.

It was mentioned that Vilican-Leman and Associates are working on the Zoning Ordinance without the attorney.

CAPITAL IMPROVEMENTS

Mr. Gillings, Assistant Planning Director, reported that he is about 2/3's completed on the reply to the CRP letter from the Chicago Urban Renewal Association office. He hopes to have the information ready for transmittal to Chicago within three weeks, and so far are proceeding on schedule. Sections of the report were shown to the Board, and Mr. Gillings explained the nature of their request which explained the reason for the length of time it is taking to complete the replies.

FINANCE COMMITTEE

Motion by Manson, seconded by Ingersoll that the Board request that \$500.00 from Planning Board Salaries account No. 170 110 to redevelopment account 174 232 professional service fees be approved. This transfer is for the purpose of providing authorization and funds for payment to Vilican-Leman and Associates for a portion of the core study work and to pay Johnson, Johnson and Roy for a site analysis on the Governor's Residence developed for the building administration division and the legislative branch of the State of Michigan. The Governor's Residence study is logically part of the overall central city study.

It is further recommended that \$1,500 be transferred from Planning Board salaries 170 110 to extra help account 170 122. This transfer is for authorization and to provide funds for continuing part time help as is now utilized.

The transfer from the salary account 170 110 are based on a balance after the remaining nine pay periods based on full staff, and subtracted from the present balance in the account.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Motion by Houston, seconded by Bretz that the meeting be adjourned.

Meeting adjourned at 12:10 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, March 30, 1965

Tuesday, March 30, 1965

Court Room No. 1, 6th Floor

Meeting called to order at 7:40 p.m. by Chairman Russell Fink.

Present: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds and Bretz—7.

Absent: Manson—1.

ZONING ORDINANCE AMENDMENT

The Director read the proposed amendment to the zoning ordinance to wit:

Sec. 36-21 (4). The office of a physician, osteopath, chiropractor, chiropract, optometrist, dentist

be deleted from the "C" two family district.

The Director explained that during the past 15 years since the adoption of the Zoning Ordinance that the majority of these professions have moved from private homes to medical centers or office buildings.

No one appeared to object to this zoning change.

Motion by Mr. Ingersoll, seconded by Mr. Manz, that the proposed amendment be referred back to the Ordinance Committee of the Planning Board for recommendation at the next regular monthly meeting of the Planning Board.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds and Bretz—7.

Nays: None.

Z-143-64—Community Unit Plan submitted by Mr. Richard Geisenhaver for the 2500 block of Pleasant Grove.

The Director read the ordinance regarding the Community Unit Plan.

Mr. Edwin P. Brown, Senior Planner, gave a graphic presentation of the plan

advising that this property is on the west side of Pleasant Grove opposite Dwight Rich School.

Mr. Brown further called the Board's attention to the fact that Mr. Geisenhaver has submitted a plat file No. S-8-65 for this property which should be acted upon at the same time as the Community Unit Plan.

Mr. Geisenhaver presented plans to the Board. He advised that he is in complete agreement with the recommendations made by the staff for the development of the property.

Mr. Manz questioned as to whether or not the 3-ft. sidewalk recommended by the staff would meet City standards. Mr. Geisenhaver advised that he would accept any recommendation on this that Public Service would recommend.

Mr. Ken Otto of 2619 Pleasant Grove wanted to know if other units would be close to this.

Mr. Geisenhaver reported that three units, on Lots 3, 4 and 5, would be almost alike with garages in the center. No. 2 would be a cottage type, one would be bi-level and the rest would be single level. Materials will be the same for all buildings. The units facing Pleasant Grove will have the garages in the back.

Meeting adjourned at 8:10 p.m.

Z-40-65—Community Unit Plan submitted by John Bondarenko for the 4700 block of S. Logan St.

Mr. Edwin P. Brown, Senior Planner, gave a graphic presentation of the plans as submitted, and then showed the plans as recommended by the staff. The area also is to be platted and the Board would be taking action on the platting S-6-65 at the time they take final action on the Community Unit Plan.

Mr. John Bondarenko mentioned that the utilities would be coming in on both sides of the lots to the north and south with underground utilities to serve the middle units. The buildings will be 2½ stories high with 12 units per building.

He further advised that he would like to have the commercial in the front so that a professional building could be erected on Lot 3 and a professional office (plaza type) be put up on Lot No. 1. This would be preferred rather than all apartments. Design will be Early American or Colonial. Two would be the same as rendering submitted and others would be dormer type. The combination would have three buildings of 2 bedrooms units for a total of 33, 22 units would be of single bedrooms, and 3 efficiency units. In the two bedroom units there would be 4 units per floor and the structure would be three floors high. The

efficiency units will be in the basement and will have about 500 ft. per apartment.

Mr. Lee Halsted of Walter Neller Co. informed the Board of the circumstances under which Mr. Bondarenko purchased this property and asked the Board to give consideration of the "D-1" classification if the "F" Commercial is not feasible.

Meeting adjourned at 8:29 p.m.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF CANVASSERS OF THE CITY OF LANSING

Proceedings, April 6, 1965

10:00 o'clock A.M.

April 6, 1965

The City Board of Canvassers of the City of Lansing met in the Mayor's Conference Room, 9th floor, City Hall on Tuesday, April 6, 1965, to canvass the returns of the Biennial Spring Election held on Monday, April 5, 1965.

Present: Esther M. Niver, Raymond W. Burgess, Beulah M. Rouse, Raymond T. Totte, Sr., and Millie M. Brown, City Clerk.

The Board canvassed the votes with the following results:

MAYOR

The total number of votes cast for Mayor was 24,208 of which:

Willard I. Bowerman, Jr., received 9,986 votes

Max E. Murningham received 14,222 votes

Max E. Murningham, having received the largest number of votes cast, be declared duly elected.

CITY CLERK

The total number of votes cast for City Clerk was 23,166 of which:

Theo Fulton received 17,233 votes

Dolores Staszuk received 5,933 votes

Theo Fulton, having received the largest number of votes cast, be declared duly elected.

COUNCILMAN-AT-LARGE

The whole number of votes cast for the office of Councilman-at-Large was 43,199 of which:

Lucile E. Belen received 13,308 votes

Robert B. Black received 10,083 votes

Harold A. Moore received 10,108 votes

Stanley G. Peck received 9,700 votes
Lucile E. Belen and Harold A. Moore, having received the largest number of votes cast, be declared duly elected.

COUNCILMAN-AT-LARGE TO FILL VACANCY

The whole number of votes cast for the office of Councilman-at-Large to fill vacancy for a two-year term was 22,549 of which:

John T. Anas received 12,747 votes

Benjamin F. Gibson received 9,802 votes

John T. Anas, having received the largest number of votes cast, be declared duly elected.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, April 24, 1965

Meeting called to order at 8:35 A.M. by Chairman Russell Fink.

Present were: Campbell, Fink, Ingersoll and Bretz—4.

Absent were: Houston, Manson, Manz and Reynolds—4.

The purpose of the Community Unit Plan was read by the Planning Director.

Z-26-65

Community Unit Plan presented by Francis N. Fine for 4300 Block of Pleasant Grove Road.

Mr. Edwin P. Brown explained the general characteristics and graphic presentation of the Plan.

Mr. Francis Fine referred to the article concerning housing needs in the newspaper. Rental will run from \$60 to \$105.00 per month and will contain from one bedroom to four bedrooms and they will be under the Federal Housing Administration 221 d 3 program. Architectural type would be Swiss Chalet. A photograph was shown to the audience, and the Board.

Mr. Froh from the audience asked for an explanation of the FHA 221 d c program, and the proposed housing subsidy now before Congress.

Mrs. George Mayfield, 2608 Sylvia, was concerned about her being between the Townhouse's and this property. The Planning Director advised that no plans had been presented relative to a change in the zoning or development of the area.

The Planning Director read the portion of the staff report relative to density and parking requirements.

A question was raised concerning play area, and was advised that there were 8 areas in the Plan and a City playground was located across the street.

Mr. David English, 2135 Mary Ave. asked about ball fields.

Mrs. Mayfield asked about a fence around the area, and stated she preferred that it not be required.

Mr. Froh asked about maintenance of the buildings and properties.

Z-57-65

Community Unit Plan submitted by Harold Davis for 313-315, 319, 322 N. Walnut St. 415 W. Shiawassee and 314 N. Chestnut St.

Mr. Harold Davis reported that the property was acquired about a year ago and rezoned for "D" apartment district, but because of 70 efficiency units were proposed, parking requirements were difficult to meet. They have altered the plans to include a roof garden.

Mr. Nate Levine, of the architectural firm of Levine, Alburn and Assoc. of Birmingham, stated that all apartments will have recessed balcony ways and the building will consist of efficiency, one bedroom and two bedroom apartments. The parking ratio will be 1 to 1, or one car for every apartment in the building. Structure is completely fireproof, solid masonry and 9 stories in height. The use of the upper roof area is two fold using this area with its privacy for lounging area, which provides an excellent view. Landscape plans propose the present trees be maintained. The slope will be treated with a Berm type of landscape and the building will be elevated. Entrances and exits from Walnut and Shiawassee.

Mr. Colton Carr of 301 N. Walnut, wondered about trees with the widening of Walnut St. proposed. The Planning Director stated that the plans for this widening have not been presented as yet. Mr. Carr further asked about the building setback, and was informed that normally it was 20 ft. but the final determination is with the Building Inspector.

Mr. Leo Farhat, of 317 N. Chestnut St. asked about an entrance from the back and advised that there would be one. He further asked if points of egress and ingress would be off Walnut St. and Chestnut St. and was advised that this was correct.

Mr. Anderson, 328 N. Walnut St. asked about the widening of Walnut St. and about the rental cost of the apartments. Mr. Davis advised that this would depend

on the cost of construction but hoped that an efficiency apartment of 600 sq. ft. and furnished would be offered for between \$135 and \$140 per month. Two bedroom would not exceed \$200 per month, the one bedroom about \$116.

Mr. Farhat asked what would be the change in design if any, if the plan were not approved by the Planning Board, and if the plan is approved what would be the occupancy. The Planning Director explained the definition of a family as stated in the Ordinance.

Mr. Pentinger, 301 N. Walnut St. asked if the one parking space per unit would be sufficient. The Planning Director advised that the code calls for one car per unit. He further asked about noise from air conditioners on the roof. Mr. Levine advised that the air conditioning would be part of the heating system and all would be air cooled.

Mrs. Colton Carr, 301 N. Walnut asked if the parking area would be paved and was advised that it would be.

Mrs. Shirley Park asked about effecting the buildings in the block. The Planning Director advised that the Master Plan calls for apartments in this area.

S-5-65

Subdivision submitted by Jessie Trumble for 3500 Block of Forest Road.

Presentation by Mr. Brown of layout of subdivision.

The lots average 95 by 130 feet and the total acreage is 15.3 acres. 39 lots are scheduled for development with one lot set aside for church purposes that has a frontage on Forest Rd. There are no plans for storm sewers in the area at the present time however there is a possibility of sanitary sewers being installed within a year or 18 months. No problem will be had to service the area with water. There is some depository problems connected with the drainage problems and sump holes. There has been no indication of anything seriously

wrong with the traffic pattern as proposed. There is a stub street proposed to the South that would connect with the present undeveloped Hicks property at a high point in the land that could later be developed, for a circulation type road.

The Board of Education have indicated a concern for development in this area because of the inability of serving a great number of children. They feel that there would not be enough development here to warrant a school, and those that lived in this area would have to go beyond the normal distance to a school. This is brought about by using the freeway as a natural barrier, the development is blocked to the North and East by college holdings, which are not expected to be relinquished.

Mr. Jessie Trumble's son-in-law appeared and stated that they are going along with the City of Lansing. They have four acres that they wish to utilize.

Mr. Brown mentioned that there may be some future problems encountered if others in this general area wish to have their property subdivided.

Mr. Ron Flynn, 3500 Forest Rd. asked about the parking facilities that would be required of the church.

Mr. Barney Gaffney 3534 Forest Rd. asked what was going to happen to the property if this subdividing does not go through. Mention was made of the condemned and boarded up house in the area. Also he asked about the County enclosed drain that runs across his property.

Another gentlemen mentioned that he thought it was a College drain, and there is an easement on his property for this.

A long discussion was held on the church building, and on the possibility of construction of housing buildings.

Meeting adjourned at 12:00 noon.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, April 6, 1965

Meeting called to order at 7:40 P.M.
by Vice-Chairman Elmer Manson.

ROLL CALL

Present were: Campbell, Fink, Houston,
Ingersoll, Manson, Reynolds and Bretz—7.

Absent: Manz—1.

HEARINGS

Z-135-64

Motion by Campbell seconded by Houston
that a public hearing be set on the petition
by Lurea Building Co. for a Community
Unit Plan on the property located on
Sheffield Blvd. (N. side—between Waverly
and Bay View Drive).

Motion carried by unanimous vote:

Z-136-64

Mr. Leonard Farber of Lurea Builders
appeared in behalf of the petition to rezone
the property on Sheffield Blvd. (N. side—
between Waverly and Bay View Drive) de-
scribed as:

That part N.E. $\frac{1}{4}$ of Section 36,
T4N, R3W, City of Lansing, Eaton
County, Michigan, beginning on the
section line at a point 50 feet S. $0^{\circ} 07'$
W. from the N.E. corner of said Section
36, running thence S. $0^{\circ} 07'$ W.
1079.3 ft. on the section line, thence S.
 $89^{\circ} 54' 40''$ W. 544.43 ft. on the N. line
of River's Edge Subdivision thence N.
 $0^{\circ} 07'$ E. 1077.0 ft. parallel with East
section line, thence N. $98^{\circ} 37' 30''$ E.
455.43 ft. parallel with North section
line to the point of beginning.

from "A" one family to "F" commercial
district and advised that they would like
to incorporate a commercial area. A buffer
for this commercial is a proposed multiple
district. They now have River's Edge under
development. He felt that having commer-
cial at this center would result in better
planning than strip or spot zoning. They

have a good neighborhood proposed in the
area. The subdivision East of this one has
about 300 homes and with this one, feel that
there is a need for the proposed area.

Matter was referred to the Zoning Com-
mittee.

Z-159-64

Motion by Campbell, seconded by Houston
that a public hearing be set on the petition
by George Bleibtrey for a Community Unit
Plan on the property located in the 1400-
1500 block Marquette St.

Motion carried unanimously.

Z-26-65

Motion by Campbell, seconded by Houston
that a public hearing be set on the petition
by Francis Fine for a Community Unit
Plan on property in the 4300 block of
Pleasant Grove Road.

Motion carried unanimously.

Z-43-65

No one appeared in behalf of the petition
to rezone the property at 4322 Aurelius
Road from "A" one family to "H" light
industrial district.

Matter was referred to the Zoning Com-
mittee.

Z-44-65

No one appeared in behalf of the petition
to rezone the property 1st E. of 2330
Forest Road described as:

That part of the E. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$
of Section 26, T4N, R2W, Lansing
Township, now City of Lansing, de-
scribed as: Beginning at the N.W. cor-
ner of said E. $\frac{1}{2}$ of S.W. $\frac{1}{4}$, thence
South 120 rods, thence East 20 rods,
thence North 120 rods, and thence West
20 rods to the place of beginning except

a parcel of land in the Northwest corner thereof 8 rods E. and W. by 20 rods N. and S.

from "A" one family to "D-M" multiple family dwelling district.

Matter was referred to the Zoning Committee.

Z-45-65

No one appeared in behalf of the petition to rezone the property at 601 W. Ottawa Street from "D-M" multiple to "D-1" professional offices district.

Matter was referred to the Zoning Committee.

Z-47-65

Mr. Walter Hahn representing Sonia and Tina Lewis appeared in behalf of the petition to rezone the property in the 1500 block of East Grand River Avenue described as:

Lot 4 and 5, Assessor's Plat No. 54

Matter was referred to the Zoning Committee.

Z-48-65

No one appeared in behalf of the petition to rezone the property in the 5900 and 6000 block of S. Cedar St. described as:

Lots 1 through 5, Supervisors' Plat
Lots 1 thru 9, Sallsbury's Subd.

from "A" one family residence to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-49-65

Mr. Roger Zona appeared for Mr. Dom Verderese in behalf of the petition to rezone the property in the 1400 Blk. Jerome St. described as:

W. $\frac{1}{2}$ of Lot 6, Block 1, Gansley Add. Lot 1, Block 3 Carrolls Add. Lot 2, Block 3, Carrolls Add.

from "C" two family to "D" apartment district and stated that this parcel is close to Sparrow Hospital. Plans of the proposed development were presented. They intend to put up a 20 unit apartment house.

Matter was referred to the Zoning Committee.

Z-50-65

Mr. James Starr representing Rev. Hebert Starr appeared in behalf of the petition to rezone the property on the corner of Jolly Road and Buffalo Street described as:

Lot No. 127 Maple Grove No. 3 and the North 100 ft. of Lot No. 126, Maple Grove No. 3

from "A" one family to "B" one family residence district and advised that they would like to construct a church 50 x 80 for the 180 to 200 people that attend their services. They will have adequate parking to fit into the plans of developing the area. They will furnish site plans within the next two weeks.

Matter was referred to the Zoning Committee.

Z-51-65

No one appeared in behalf of the petition to rezone the property in the 2800 blk. W. Mt. Hope and 2800 blk. Belaire Drive described as:

Lots 7, 8, 9 and W. 38 ft. of Lot 17 and 16 Country Club Park Subd. from "A" one family to "J" parking district.

Matter was referred to the Zoning Committee.

Z-52-65

Mr. Vence Bonham appeared in behalf of the petition to rezone the property at 816 S. Walnut Street from "C" two family to "D-M" multiple dwelling district and stated that there is a one family house located on the lot but it is in poor condition and would not warrant repairing. He would like to build an apartment on this property.

Matter was referred to the Zoning Committee.

Z-53-65

Mr. Don Schaberg appeared in behalf of the petition to rezone the property at 218-222 and 226 West Willow and 1322-1316-1302 and 1326 N. Grand River from "C" two family to "F" commercial and advised that he would submit a site plan. A picture of the proposed service station was shown to the Board.

Matter was referred to the Zoning Committee.

Z-54-65

Mr. John H. Cossey appeared in behalf of the petition to rezone the property at

4607 Aurelius Road from "A" one family residence to "H" light industrial district and stated that he would like to put up a rebuilding service for automobiles. Mr. Cossey will submit a sketch plan. He advised further that with industrial across the street he felt this should be a good place for a small business.

Matter was referred to the Zoning Committee.

Z-55-65

Mr. Gordon Eliaff agent for J. B. Grammatico appeared in behalf of the petition to rezone the property in the 3800 block Cooley Drive described as:

Lots 1 and 2, McCurdys Acres

from "A" one family to "D-M" multiple dwelling district and gave a description of the area. Mr. Eliaff advised that they are not moving into a heavy residential area. These lots have been for sale for several years, and there does not seem to be a market for them for one family residences. Site plans will be presented to the staff.

Matter was referred to the Zoning Committee.

Z-56-65

No one appeared in behalf of the petition to rezone the property at 5124 Wise Road from "A" one family to "C" two family residence district.

Matter was referred to the Zoning Committee.

Z-57-65

Motion by Campbell, seconded by Ingersoll that a public hearing be set on the petition by Harold M. Davis for a Community Unit Plan on the property located at 313-315, 319-322 N. Walnut, 415 W. Shiawassee and 314 N. Chestnut Street.

Motion carried by unanimous vote.

Z-58-65

Dr. E. E. Reynolds appeared for Mr. Keith Granger in behalf of the petition to rezone the property at 5334 S. Cedar Street from "A" one family to "D" apartment district and advised that they would like to use this property for a convalescent home for older people. This area is accessible to activities, and shopping centers, and this type of use would not be a traffic problem as it might be on a smaller roadway. They will cooperate with the city on roads. Architectural plans were presented.

Matter was referred to the Zoning Committee.

Z-59-65

Mr. Leo Farhat representing John and Joanne Reid appeared in behalf of the petition to rezone the property at 5757 S. Cedar St. from "J" parking and "F" commercial to "D" apartment district and advised that several months ago (Z-77-64) this property was rezoned by City Council to its present classification. The commercial use on this property has decided not to continue operating, and the petitioners would like to use this area for an apartment building. The rezoning will be needed so that construction can take place on the present "J" parking area.

Matter was referred to the Zoning Committee.

Z-60-65

Mr. Kenneth E. Smith appeared in behalf of the petition to rezone the property at 5832 S. Cedar Street from "A" one family to "F" commercial district and stated that he operates his business from his home now but would like to sell appliance parts. The building has four bedrooms and he would like to remodel for commercial parts sales. He will submit site plans within two weeks on which will be shown the area for "J" parking.

Matter was referred to the Zoning Committee.

Z-61-65

No one appeared in behalf of the petition to rezone the property at 820 N. Chestnut S. from "C" two family to "D-M" multiple dwelling district.

Matter was referred to the Zoning Committee.

Z-62-65

Mr. Joseph T. Hudson appeared in behalf of the petition to rezone the property at 807-811 S. Chestnut Street from "C" two family to "D" apartment and advised that he proposes to tear the present structure down and build a new apartment building. He stated that he felt that there was a need for apartments in this area.

Matter was referred to the Zoning Committee.

Z-63-65

Mr. Henry Fine appeared in behalf of the petition to rezone the property in the 2900-3000 blk. of Delta River Drive described as:

Lots 52 thru 62, Sunset Hills No. 3 from "A" one family to "C" two family district and stated that they feel these

lots should be used for this purpose. He mentioned that Delta River is to be enlarged and feels there is a need for two family residences of the type which they intend to build. He submitted some pictures of the type of structures. The structures will be between 25,000 and 30,000 sq. ft. single owned. The lots measure 65 to 80 ft. by 150 ft. deep.

Matter was referred to the Zoning Committee.

Z-64-65

Mr. Jerry L. Lee appeared in behalf of the petition to rezone the property at 723-725 W. Ionia Street from "C" two family to "D-M" multiple dwelling district and indicated that the neighborhood is ready for development. He will present plans for the 13 family unit.

Matter was referred to the Zoning Committee.

Z-65-65

No one appeared in behalf of the petition to rezone the property at 317 W. Lapeer Street from "C" two family to "D-M" multiple dwelling district.

Matter was referred to the Zoning Committee.

Z-66-65

Mr. Joseph T. Hudson appeared in behalf of the petition to rezone the property at 226 S. Logan Street from "C" two family to "D" apartment district and stated that the house now on the property is non-conforming inasmuch as there are four families living there. He wishes to make the property conforming and to add a stair well on the rear of the structure. He has no plans, at present, to add on to the structure.

Z-67-65

Mr. Joseph O'Leary appeared in behalf of the petition to rezone the property at 4631 and 4705 S. Logan Street from "A" one family to "D-M" multiple dwelling district and advised that he has about a quarter of a million square feet of land presently zoned for one family. He will present plans before the 15th of April.

Mr. O'Leary was asked if he were acquainted with the Community Unit Plan, and advised that further details could be obtained from the staff.

Matter was referred to the Zoning Committee.

Z-68-65

No one appeared in behalf of the petition to rezone the property at 815 S. Pine Street from "C" two family to "D" apartment district.

Matter was referred to the Zoning Committee.

Z-69-65

No one appeared in behalf of the petition to rezone the property between 5614 and 5649 Valencia Street described as:

Beginning on the Southwesterly line of Lot 11 of Supervisors Plat of Val-leau Subdivision of Delhi Twp. of Ingham County, Mich. 551 ft. Northwesterly from the Southwesterly corner of Lot 12 of this plat, thence Northeasterly parallel to Eaton Rapids Road 179.5 feet to the Northeasterly line of Lot 11, thence Northwesterly along said lot line 675.1 feet to the North-easterly corner of Lot 11, thence West along the North line of said Lot 250.9 feet to the Northwesterly corner of said lot, thence Southeasterly along the southwesterly line of Lot 11 752.5 feet to the point of beginning. All in Twp. of Delhi, County of Ingham, State of Michigan

from "A" one family to "C" two family residence district.

Matter was referred to the Zoning Committee.

Z-70-65

No one appeared in behalf of the petition to rezone the property at 419 S. Walnut St. from "E" apartment shop to "J" parking district.

Matter was referred to the Zoning Committee.

Z-71-65

Mr. George Lentz appeared in behalf of the petition to rezone the property at 1800 Glenrose Ave. from "A" one family to "I" heavy industrial and advised that his property is primarily surrounded by the Board of Water and Light. There is a buffer about 125 ft. from his business on a hill. Has been in business of disposing of wrecked vehicles since 1957. The ground in this area is low.

Matter was referred to the Zoning Committee.

Z-72-65

Mr. Stuart Dunning, representing Mr. Jonathan Watts appeared in behalf of

the petition to rezone the property at 805 and 811 W. Washtenaw from "C" two family to "D" apartment district and advised that they would like to construct a multiple dwelling of 28 units on this site. He presented a rough sketch of the building and floor plan. They feel it would be of some value because of the closeness to the Capitol and for state employees. They further feel that this will add to the neighborhood and help to alleviate the housing shortage. They intend to have 16 one bedroom and 12 two bedroom units.

Matter was referred to the Zoning Committee.

Z-73-65

Mr. Erik O. Furseth appeared in behalf of the petition to rezone the property at 604-612 and 526 W. Willow Street from "C" two family to "D-M" multiple dwelling district and stated they are planning a cluster of apartments. There are now only three homes facing Willow. Their plans call for 45 to 60 units. No site plans are available. Present plans call for construction to start about a year from now.

Petitioner was asked if he were acquainted with the Community Unit Plan and that he could obtain further information from the Planning Department staff.

Matter was referred to the Zoning Committee.

TRZ-2-65 (Z-77-65)

Mr. Warren Smith appeared for Consumers Power Co. on this Board proposed rezoning that the MCRR right-of-way and the Consumers Power right-of-way that is west of and parallel to it, extending from Aurelius Road to Jolly Road be zoned "H" light industrial district, also, M.C.R.R. and Consumers Power Co. R-O-W between Jolly Rd. and Cavanaugh Rd. from Cavanaugh Rd. to the E. R.O.W. line of Pennsylvania Ave. and advised that Consumers have no interest and no objections. The railroad crosses their property and they will work with them.

Matter was referred to the Zoning Committee.

Recess was held between 8:50 and 9:09 P.M.

MINUTES

Motion by Houston, seconded by Ingersoll that the minutes of March 2 be approved as read.

Motion carried unanimously.

REPORTS

The Planning Director explained the Zoning Process to those in the audience.

ZONING COMMITTEE

Z-143-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Richard Geisenhaver to rezone a parcel at 2500 Block Pleasant Grove Rd. from "A" one family district to Community Unit Plan described as:

Beginning on the East Section line 309 ft. North of the East $\frac{1}{4}$ corner of Section 30, T4N, R2W, City of Lansing, Ingham County, Michigan, thence North 219 ft., thence West 198 ft., thence North 115.5 ft., thence West 132 ft. to the East line of Hampden Drive, thence South along the East line of said drive 334.5 ft. to the North line of the plat of Eton Downs No. 2, thence East along said North plat line 330 ft. to the point of beginning.

be approved subject to the following conditions:

1. The buildings and general arrangement be essentially as shown on the corrected plan.
2. The planting as shown be incorporated in the plan.
3. That hard surfaced off-street parking be provided as shown on the plan.
4. That a 25 ft. minimum set-back be maintained from Pleasant Grove and Hampden Drive R.O.W. lines.
5. That this approval be effective for a maximum period of twelve months.

In making this determination the following factors were considered: Many of the present mature trees will be retained. Construction will be similar in nature to the surrounding neighborhood. There is housing of the same type in the neighborhood. A public school building acts as a transition area and buffers this development and the bulk of the single family development.

The plan is consistent with the intent and purposes of this chapter (Sec. 36-7 (2)). By excluding driveways from Pleasant Grove the safety of the homeowner as well as the users of Pleasant Grove Road are subject to less vehicle conflict. Pedestrian traffic is directed toward Hampden Drive. Only, those driveways necessary are permitted on Hampden Drive.

The buildings shall be used only for residential and accessory purposes as required by ordinance.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Reynolds and Bretz—7.

Nays: None.

Z-144-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Mrs. Harry Widman, Daniel English, Charles W. Keep, and Spartan Oil Corp. to rezone a parcel at 4013, 4027, 4111 and 4207 Aurelius Road from "A" one family to "F" commercial district be not granted, as filed.

The Planning Board further recommends that the property described as:

Commencing at the West $\frac{1}{4}$ post of Section 35, T4N, R2W, City of Lansing, Ingham County, Michigan thence North 679.17 ft. thence East 356.5 ft., thence South 679.17 ft. to the East and West $\frac{1}{4}$ line, thence West to point of beginning except the South 165 ft. of the West 133 ft. thereof

That portion of the above described property:

Commencing 15 ft. South of the N.W. corner thereof thence East 325 ft., thence South 490 ft., thence West 150 ft., thence North 415 ft., thence West 175 ft., thence North to point of beginning

be rezoned from "A" one family to "F" commercial and

The balance of the property

be rezoned from "A" one family to "J" parking district.

Proposed center is located as proposed in Master Plan. By providing an area in accord with a comprehensive plan sufficient to allow for future needs, the pressure for spot and strip zoning should be lessened.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Reynolds and Bretz—7.

Nays: None.

Z-171-64

Motion by Manson, seconded by Reynolds that the petition by Wolverine Development Corp. to rezone a parcel at 4220 S. Logan St. from "A" one family to "F" commercial district be tabled until the mid-month meeting for a recommendation from the staff so that the Board can make

a firm policy on the zoning in the Logan Street area.

Motion carried by unanimous vote.

Z-10-65

Motion by Manson, seconded by Houston that the petition by Dr. Oral Grounds, Jr. to rezone a parcel at 2835 E. Mt. Hope Avenue from "A" one family to "F" commercial district be tabled for thirty days.

Motion carried unanimously.

Mr. Manson left at 9:20 P.M.

Z-13-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Archie Lewis to rezone a parcel at the Southwest corner of Vernon and Pennsylvania Ave. described as:

Lots 695, 696, 697 and 698 Maple Hill Subdivision

from "A" one family to "D-1" professional offices district be not granted.

The Planning Board further recommends that the property be rezoned from "A" one family to "C" two family district.

All the development West of Pennsylvania is single family residential. Offices are out of character. There is a "D-1" professional office district to the North separated from the residential development by a natural barrier. The width of Pennsylvania provides another physical barrier from the non-residential uses to the East. There is no substantial reason why this property cannot be used for residential purposes.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—7.

Nays: None.

Z-16-65

Motion by Campbell, seconded by Reynolds that the petition by Vincent P. Covello and Frank and Rose Cicorelli to rezone a parcel in the 4100 block of S. Logan Street described as:

Lot 1, except the North 102 feet and West 35 feet of the South 100 ft., Supervisors Plat No. 5, located in Lansing Township, Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan

from "A" one family residence to "F" commercial and "J" parking district be tabled until the mid-month meeting. This also was to be considered when the policy was established on the Logan Street area.

Motion carried unanimously.

Z-19-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Harold M. Davis to rezone a parcel at Jolly-Cedar Plaza described as:

The South 221 ft. of the West 40 ft. of the following described property:

Commencing on the South line of Jolly Road 328 ft. West of S.W. corner of Cedar Street and Jolly Road thence South 311 ft. thence West 180 ft., (plus or minus), thence North 311 ft. to South line of Jolly Road, thence East 180 ft. (plus or minus) on the South line of Jolly Road to beginning, Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan

from "J" parking district to "F" commercial district be not granted.

It is believed that the use of this property for an automobile wash facility is in direct conflict with community goals relating to development adjacent to the school site and development of property now zoned for commercial use in the area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—7.

Nays: None.

Z-22-65

Motion by Campbell seconded by Ingersoll that the Board recommend to City Council that the petition by John Dykstra to rezone a parcel in the 3400 Block S. Logan Street from "F" commercial, "J" parking and "A" one family residence district to "H" light industrial district be not granted and that a portion be rezoned to "J" parking, another be zoned "H" light industrial and the balance "J" parking.

After some discussion it was decided that adequate screening should be required on the South side and the setback amended.

Motion by Mr. Houston, seconded by Mr. Campbell that the Board recommend to City Council that the petition by John Dykstra to rezone a parcel at 3400 Block S. Logan St. described as:

Beginning on the East $\frac{1}{4}$ line of Section 32, T4N, R2W, City of Lansing,

Ingham County, Michigan, 166 ft. South of the North line of said section; thence South 494 ft. on the East $\frac{1}{4}$ line (in Logan St.), thence West parallel with the section line 695.7 ft. thence North parallel with said $\frac{1}{4}$ line 338 ft., thence East parallel with said section line 250 ft., thence North parallel with said $\frac{1}{4}$ line 322 ft. to section line, thence East on said section line (in Holmes Rd.) 200 ft., thence South parallel with said $\frac{1}{4}$ line 166 ft., thence East parallel with said section line 246.7 ft. more or less to the point of beginning

from "F" commercial, "J" parking and "A" one family residence to "H" light industrial district be not granted and that portion of the above described property

Commencing 166 ft. South of the North line on the East $\frac{1}{4}$ line of Section 32, T4N, R2W, City of Lansing, Ingham County Michigan thence South 156 ft. thence West 246.7 ft. more or less thence North 156 ft. thence East to point of beginning

be rezoned "F" commercial, also

Beginning 322 ft. South of the North line on the East $\frac{1}{4}$ line of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, thence South 338 ft., thence West 445.7 ft., thence North 338 ft., thence East to point of beginning, except the East 75 ft. and the South 20 ft. thereof

be zoned "H" light industrial and

The balance of the entire property be zoned "J" parking.

Where the "J" parking district abuts a residential use one of the following types of screening shall apply:

1. A 3 ft. cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height.
2. A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.
3. A 5 ft. cyclone type fence with interwoven slats.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—7.

Nays: None.

Z-24-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Frank and Mary Elizabeth Verderese to rezone a parcel at 131 Regent St., from "B" one family to

"D" apartment district be not granted. The Planning Board further recommends that the property be rezoned from "B" one family to "C" two family district.

This area is proposed as medium density on the Master Land Use Plan (4-10 dwelling units per net acre). This area south of the commercial development fronting Michigan Avenue is primarily single family residential. "D" apartment zoning would allow approximately 15 families at this location.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-25-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Neller Homes, Inc. to rezone a parcel at 2000 Wood Street, South of North Hampton St., (Southeast corner Wood and North Hampton Sts.) described as:

Lots 1 and 2 Bancroft Hills Subd.

from "A" one family to "C" two family district be granted.

This rezoning would help provide a diversity of dwelling units within the area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-27-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Joseph O'Leary to rezone a parcel at 636 N. Francis Street from "B" one family to "D-M" multiple dwelling district be not granted.

Except for Saginaw Street, this location does not meet the basic criteria for multiple family development namely; there has been no changes occurring in land use of the area that would indicate that this neighborhood is in transition.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-28-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by FMC Corporation, John Bean Division to rezone a parcel at end of Fidelity Road (E. Mt. Hope Ave.) described as:

South 1551 ft. of North 1584 ft. of East 70 A. of Southwest ¼ and South 1551 ft. of North 1584 ft. of West 60 A of Southeast ¼ except East 400 ft. of North 651 ft. and East 600 ft. of South 900 ft.

from "A" one family district to "H" light industrial district be not granted and further recommend the City acquire the property for park purposes.

The present land use is not in character with the immediate area in which it is located. A park, cemetery and residential dwellings dominate the section's usage. As stated in the current functioning Master Plan—"Natural properties of the land can help determine such land uses as: Parks, on rough terrain, particularly along rivers—" This parcel of property is almost adjacent to the Red Cedar River, and perhaps ninety-five per cent of the land lies within the 1904 flood plain. The City of Lansing Parks Department has indicated that the area is very desirable as open space and that it may qualify for funds under the Federal Open Space Land Program. All of the City's Master Plans have proposed more extensive recreational development for the surrounding area.

It is not the practice of the Planning Board to recommend in favor of more intensive land use before having the land in question platted. This insures adequate utilities, circulation ways and orderly development in relation to the comprehensive plan.

If this zoning is granted, the petitioner could construct an industrial plant on the site—a building or use of such nature would be completely out of character with the 1922, 1938 and 1960 Master Plans' recommendations and with the present uses in the area. Approval of this rezoning would encourage further development which is undesirable for the area and would just about enable the petitioner to demand all city services which are not presently warranted in the locality.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-30-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by A. Z. Green

to rezone a parcel in the 5000 block of S. Pennsylvania Avenue described as:

Lots 33 and 34 of Pleasant Ridge

from "A" one family district to "D-1" professional offices district be not granted, and the property be zoned "C" two family district.

This would provide a proper transition between the commercial use and the single family uses.

City Council denied a request for "F" commercial on this property on November 30, 1964.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Mr. Campbell asked that the petition covering Z-10-65 be taken from the table. The Chairman granted the request.

Z-10-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Dr. Oral Grounds, Jr. to rezone a parcel at 2835 E. Mt. Hope Ave. from "A" one family district to "F" commercial district be not granted.

This area bounded by Mt. Hope Avenue, the Red Cedar River, and I-496 has potential of developing into a regional park.

The property owner can continue the present use under the non-conforming status which allows reasonable use by the individual and tends to isolate the present use in the Community's interest. The Master Land Use Plan indicates this area as residential. Commercial zoning adjacent to residential is detrimental to both. This change would be contrary to the future Land Use Plan. This change would create an isolated district unrelated to similar districts, i.e. spot zoning. To rezone this commercial would be the equivalent to community approval and an invitation to other similar requests.

Petitioning for sewer and other utilities should precede zoning and more intense development of the land.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-31-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City

Council that the petition by Sprague's, Inc. to rezone a parcel at 836 North Seymour St. from "C" two family to "D-1" professional offices district be not granted.

The Matter Land Use Plan indicates this area as residential. Districts which have inharmonious residential and non-residential mixed is detrimental to both.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-32-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by H. Clay Campbell to rezone a parcel at 200 Block of W. Allegan Street described as:

Lots 10, 11 and 12, Block 118,
Original Plat

from "D" apartment district to "G" business district be granted and that the

South 30 ft. and the East 10 ft. be zoned "J" parking.

The type of use is not out of character with the uses in the area. The church occupies a historic position within the community and is desirable when viewed with its relationship with the Capitol across the street.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-33-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Dr. Robert D. Wirt and Dr. J. Kolch to rezone a parcel at 5133 S. Logan Street described as:

Lot 11 and 12 except the Easterly 50 ft. lying parallel to the Easterly property line, Supervisor's Plat of Prosperity Farms, City of Lansing, Ingham County, Michigan

from "A" one family residence to "D-1" professional offices district be denied as filed.

The Planning Board further recommends that the:

Northerly 5 ft. lying parallel to the Northerly property line, and the Easterly 5 ft. lying parallel to the Easterly property line of the above described property

be rezoned from "A" one family to "J" parking district and

The balance of the property

be rezoned from "A" one family to "D-1" professional offices district.

Where the "J" parking district abuts a residential use one of the following types of screen shall apply except for a 25 ft. setback on Logan Street.

A 5 ft. high cyclone type fence with interwoven slats;

A 3 ft. high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in.;

A 5 ft. redwood or cedar louvered fence with boards running perpendicular to the ground.

And low evergreen plantings be provided along the 25 ft. setback on Logan Street.

The property lies within the strip commercial development in this area of Logan Street. The Board believes that this use would not seriously affect adjacent property, and would be harmonious with the existing uses in the area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-34-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Wayne and Margaret Eifert to rezone a parcel at 3100-3200 Block Holmes Road described as:

Lots 1, 2, 3, 4, 5, 6 and Reservation A of Halmo Homes Subdivision

from "A" one family to "C" two family district be granted.

The property fronts Holmes Road which is classed as a primary thoroughfare. The property would front on the rear of the properties south of Holmes Rd.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-35-65

Motion by Campbell, seconded by Ingersoll that the petition by Henry Novakosky, Alta E. Brooks and John F. Cawood to rezone property at 210, 214, 216, 220, 224 N. Homer Street from "A" one family residential to "F" commercial district be tabled. A letter from the petitioner had been received by the Board asking for the tabling.

Motion carried unanimously.

Z-36-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Russell A. Koch, Jr., to rezone a parcel at 821-827 N. Pennsylvania Ave. from "C" two family to "D-M" multiple dwelling district, amended to "D" apartment district be not granted, and that the property be zoned "D-M" multiple dwelling district.

The residential area is in a state of transition. Any new residential development would help upgrade the area. This would allow a natural buffer to the industry to the West.

"D" apartment zoning would allow high density that would be contrary to the projections of the Master Plan.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-37-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by General Motors Corporation to rezone a parcel at 600 block of William Street described as:

Lots 6 through 11, Block 181, Original Plat of the City of Lansing

from "C" two family to "I" heavy industrial be granted and the

North 103 ft. of Lot 1 and the East 16.5 ft. of the North 103 ft. of Lot 2, Blk. 181, Original Plat, City of Lansing

be rezoned from "C" two family to "J" parking district.

The Master Land Use Plan indicates this area as industrial. The residential area is in transition and will eventually become isolated between the freeway system and the industrial development.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-38-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Motor Wheel Corporation to rezone a parcel at 2000 North East Street described as:

Com. 33 ft. East of Southwest corner of Section 3, T4N, R2W, City of Lansing, Ingham County, Michigan, thence North 200 ft. thence East 116 ft. thence South 200 ft. to North line of David St., thence West 116 ft. to point of beginning except the West 25 ft. and the South 50 ft. thereof

be rezoned from "B" one family residence to "H" light industrial district

and the balance of the property

be rezoned from "B" one family residence to "J" parking district.

This area is proposed for industrial use on the Master Land Use Plan. The existing residential development to the South and West of this site is very small and is surrounded by commercial and industrial uses.

The "J" parking zone is based on sight distance at the street intersections and possibility of the David Street extension.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-39-65

Motion by Campbell, seconded by Houston that the petition by John Bondarenko to rezone the property in the 4700 block of S. Logan Street described as:

The East 160 ft. of the following described property beginning at a point on the West line of Logan St. which is 60 ft. West and 1440.12 ft. North of the South $\frac{1}{4}$ post of the S.E. $\frac{1}{4}$ of Section 32, T4N, R2W, thence N. 89° 54' E. 340 ft.; thence South 519.75 ft.; thence S. 89° 54' E. 340 ft.; thence North 519.75 ft. to the point of beginning, City of Lansing, Ingham County, Michigan

from "A" one family to "F" commercial district be tabled at the request of the petitioner who was in attendance at the meeting.

Z-40-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by John Bondarenko to convert the use of the property in the 4700 block of S. Logan Street described as:

The West 180 ft. of the following described property, beginning at a point on the West line of Logan St. which is 60 ft. west and 1440.12 ft. North of the South $\frac{1}{4}$ post of S.E. $\frac{1}{4}$, Section 32, T4N, R2W, thence North 89° 54' W. 340 ft. thence South 519.75 ft., thence South 89° 54' East, 340 ft.; thence North 519.75 ft. to point of beginning, City of Lansing, Ingham County, Michigan

from "A" one family to a Community Unit Development Plan be denied.

The Planning Board further recommends that:

The North 25 ft., the West 25 ft. and the South 25 ft. of the above described property

be rezoned from "A" one family to "J" parking

and the balance of the property

be rezoned from "A" one family to "D-M" multiple dwelling district.

Where the "J" parking adjoins property zoned for residential use there shall be a dense evergreen planting of a mature height of 5 ft. 6 in. Such planting shall be protected by the placing of concrete wheel stops in such a manner as to prevent automobiles coming in contact with the plantings.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-41-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Charles Richey, agent for John Bondarenko to rezone a parcel at the N.E. corner Paulson St. described as:

Lot 1 South $\frac{1}{2}$ of West 130 ft. except 17 ft. and East 35 ft. of Lot 1 and 2, 43 x 113 and 35 x 172, N.E. corner of Paulson and N. East St. and first lot east on Paulson East St. Subdivision

from "A" one family to "F" commercial district as filed, be not granted and the

West 130 ft. of the South 43 ft. of Lot No. 1

be zoned "J" parking and the

Balance of the property

be zoned "F" commercial.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

Z-42-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Edward K. Ellsworth to rezone a parcel at 5401 S. Pennsylvania Ave. from "A" one family to "F" commercial district be denied as filed.

The Planning Board further recommends that the

East 20 ft. and the West 30 ft. of Lot 63 Batenfield Subd. No. 2, City of Lansing, Ingham County, Michigan

be rezoned from "A" one family to "J" parking and the

Balance of the property

be rezoned from "A" one family to "F" commercial district.

Where the "J" parking abuts residential use there shall be provided one of the following types of screening:

1. A 3 ft. high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 6 ft. 6 in.
2. A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.
3. A 5 ft. high cyclone type fence with interwoven slats.

Except for the residential setback on Dennis Street and low evergreen plantings be provided along the setback.

The property lies at the southern end of the strip commercial development in this area on Pennsylvania Avenue. The commercial use is non-conforming and the owner is limited to the amount and type of improvements that can be made on the property.

TRZ-2-65 (Z-77-65)

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the property owned by N.Y.C. Railroad and Consumers Power Company located in the Southeast portion of the city described as:

N.Y.C.R.R. R/W approximately 100 ft. in width from South Section line to East R/W line of Pennsylvania Ave. Section 27, T4N, R2W, City of Lansing

A strip of land 50 ft. wide West of and adjacent to N.Y.C.R.R. R/W across that part of Southwest $\frac{1}{4}$ Section 27 lying East of Pennsylvania Ave. Section 27, T4N, R2W, City of Lansing, Consumers Power Company property

be rezoned from "A" one family to "H" light industrial district.

100 ft. R/W from North Section Line to centerline East Jolly Rd. Section 34, T4N, R2W, City of Lansing, N.Y.C.R.R. property.

Commencing 50 ft. West of the intersection of West line N.Y.C.R.R. R/W and South line, Section 34 thence Northwesterly parallel with said R/W to point 40 rods South of North line Section 34, Northwesterly to point on north line Section 34, 84 ft. West of R.R. R/W, East to R.R. R/W, Southeasterly along R.R. R/W to beginning Section 34, T4N, R2W, City of Lansing

be rezoned from "A" one family to "H" light industrial

100 ft. R/W from centerline East Jolly Rd. to centerline Aurelius Rd. Section 3, T3N, R2W, City of Lansing, except the East 67 ft. lying parallel to the centerline of Aurelius Rd. and the North 67 ft. lying parallel to the centerline of Jolly Rd.

be rezoned from "A" one family to "H" light industrial district and

The East 67 ft. and the North 67 ft.

be rezoned from "A" one family to "J" parking

N.Y.C.R.R. property

A strip of land 165 ft. wide lying West of and adjacent to West line of N.Y.C.R.R. R/W across East $\frac{1}{2}$ Section 3, T3N, R2W, City of Lansing except the East 67 ft. lying parallel to the centerline of Aurelius Rd. and the North 67 ft. lying parallel to the centerline of Jolly Rd.

be rezoned from "A" one family to "H" light industrial district and

the East 67 ft. and the North 67 ft.

be rezoned from "A" one family to "J" parking district, Consumers Power Company property.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

STREET COMMITTEE

ROW-1-65

Mr. Houston advised that his committee would have a report at the next meeting on the U.S. 127 alignment.

ROW-3-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that after considering the February 10, 1965 letter from James K. Jessop relative to the alley to the East of Lots 92, 93, 94, and 95 of Maple Hill Subdivision between Maplehill and Fenton Street, that the alley be retained in city ownership.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

ROW-4-65

Mr. Houston advised that his committee would have a report on May 4 on the alley closing in the 1300 Block of Eureka Street.

S-4-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that the amendment to the Community Unit Plan submitted by Bert L. Smokler & Co., for the area of Haag and Miller Road and approved by the Planning Board on August 20, 1963, as requested, be approved. This amendment includes a rearrangement of the off-street parking and lateral adjustment of the buildings.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

S-5-65

Motion by Mr. Houston seconded by Mr. Reynolds that a hearing be set for the mid-month meeting on the sketch presented by Jesse Trumble for a Subdivision to be located in the 3500 block of Forest Road.

Motion carried unanimously.

S-6-65

Motion by Houston, seconded by Campbell that the recommendation for the tentative subdivision submitted by John Bondarenko for property in the 4700 block of S.

Logan Street named Dorchester Circle, be tabled for a recommendation from the Zoning Committee.

Motion carried unanimously.

S-8-65

Motion by Houston, seconded by Campbell that the Planning Board recommend to City Council that the preliminary plat of Marilyn Plaza was approved subject to the following conditions:

1. That the developer submit approved construction drawings in plan and profile as designated on pages eleven and twelve of Lansing Subdivision Regulations.
2. Submitting evidence to show agreement between developer and Board of Water and Light for installation of water lines.
3. Submitting evidence of guarantee of title.
4. That an additional seventeen feet of right-of-way be dedicated along Pleasant Grove Road.
5. All necessary utility easements be provided.
6. Sidewalks and streets are to be built to City of Lansing standards.
7. A two foot strip of land, parallel and adjacent to Pleasant Grove Road shall be dedicated to the City of Lansing.
8. Approval of preliminary plat is effective for a maximum period of twelve months and a deed restriction be filed with the plat prohibiting driveways onto Pleasant Grove Road.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: None.

S-10-65

Motion by Houston, seconded by Campbell that the Final Plat of Bancroft Hills No. 1 be taken up at the May 4th meeting.

Motion carried unanimously.

SS-4-65

Motion by Houston, seconded by Reynolds that the Logan-Holmes Traffic Loop study be postponed until the mid-month meeting.

Motion carried unanimously.

BUILDINGS AND PROPERTIES

Motion by Campbell, seconded by Houston that the report of the Buildings and Properties Committee be postponed until the mid-month meeting inasmuch as the Chairman of the committee is absent from this meeting.

Motion carried unanimously.

URBAN RENEWAL

Mr. Reynolds advised that he had no report at this time.

Mr. Houston asked if a core study report could be ready for the mid-month meeting. Mr. Fink explained about the open end contract and the fact that the program was accelerated about six months ago.

Mr. Reynolds reported that Representative James Starr would like to meet with the Urban Renewal Board, Vilcan Leman and Associates and the Planning Board.

Motion by Houston, seconded by Reynolds that the Board go on record as supporting the City Council and the Lansing Community College be located in the Central City.

Motion carried unanimously.

ORDINANCE

Motion by Ingersoll, seconded by Campbell that the Board forward to City Council the recommendation for the adoption of deleting the office of physicians, osteopath, chiropractor, chiroprapist, optometrist and dentist from the "C" two family zoning.

After some discussion, motion by Houston, seconded by Ingersoll that the matter be tabled until the mid-month meeting.

CAPITAL IMPROVEMENTS

Mrs. Bretz advised that she would like to hold report until the mid-month meeting.

PLANNING DIRECTOR'S REPORT

The Planning Director advised that a Mr. William Bechtel has been contacted and will start work possibly within two weeks as a Planner VIII.

The work program was to have been prepared by Friday of this week.

Attention was called to the Board that the Progress Report had leveled off as noted in the staff report, and the Director told of the purpose of the report.

Z-7-65

A communication from City Council had been received adding 30 ft. to the petition

Tentative date for the mid-month meeting was set for Wednesday, April 28th or Friday, April 23rd. The absent board mem-

bers were to be called to see which of the dates would be the best for them.

OTHER COMMUNICATIONS

The letter from the Community Services Council regarding a meeting with Clarence Lock was read. It was the consensus of the Board that a meeting be set up with City Council and the Board to meet with Mr. Lock the first part of May.

The letter from the Lansing Public Schools to Mr. Edwin P. Brown as mentioned.

The letter from the Michigan State Highway Department relative to the Trunkline rescheduling was read to the Board. The Board requested that a copy of the schedule be reproduced and mailed to them.

Z-119-64

It was called to the Board's attention that the Board recommend to City Council on January 6, 1965 that the petition by Vernon J. Andrews to rezone the property at 426 W. Ottawa Street from "D-M" multiple to "D-1" professional offices district be granted. On March 10, 1965 a copy of a memo from D. J. Busley, Building Commissioner to David Buhl, Chairman of the Planning Committee and dated February 11, 1965, was received. Upon information contained in the report, the City Council denied the petition.

Motion by Campbell, seconded by Ingersoll that this matter be placed on the agenda for the next regular board meeting so that the Planning Department can go on record of supporting the Council, in view of the information received since their recommendation.

Motion carried unanimously.

A copy of the petition for sewers from residents in the Tecumseh River Road area had been received.

Motion by Campbell, seconded by Reynolds that the matter be referred to the Streets Committee.

Motion carried unanimously.

A letter from the American Society of Planning Officials regarding the Brownlow Memorial Fund was read to the Board.

filed by Clifford E. Kiefert for property in the 900 E. Jolly Road from "A" one family to "D-M" multiple dwelling district that the Board had made a recommendation on in their March meeting.

Matter was referred to the Streets Committee.

Meeting adjourned at 11:05 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, May 4, 1965

Meeting called to order at 7:37 P.M. by vice-chairman Elmer Manson.

ROLL CALL

Present were: Messrs. Campbell, Houston, Ingersoll, Manson and Reynolds—5.

Absent were: Messrs. Fink, Manz and Mrs. Bretz—3.

HEARINGS

Z-135-64

Motion by Mr. Houston, seconded by Campbell that a public hearing be set for Tuesday, May 25th, 1965 in Court Room No. 1 on the Community Unit Plan submitted by Lurea Builders for property located in the 3400-3600 Bay View.

Motion carried unanimously.

Z-74-65

No one appeared in behalf of the petition to rezone the property at 403-407-411 Dunlap from "A" one family to "C" two family residence district.

Matter was referred to the Zoning Committee.

Z-75-65

Mr. Richard D. Cahill appeared in behalf of the petition to rezone the property at 501 and 503 N. Walnut St. from "D" apartment to "D-1" professional office district and advised that he has had the telephone answering service for twenty-five years. They are presently non-conforming and the building is deteriorated, but under the current zoning they cannot remodel. Their plans call for the construction of an office building on the site. A copy of the plan was presented. He further mentioned that their taxes were reduced this year because of the poor condition of the building. Mr. Cahill was asked what pro-

visions there were for off-street parking. There is no off-street parking at present on the site.

Matter was referred to the Zoning Committee.

Z-76-65

No one appeared in behalf of the petition to rezone the property at 3110-12 Turner Street from "A" one family residence to "H" light industrial district.

Matter was referred to the Zoning Committee.

Mrs. Bretz came in at 7:44 P.M.

Z-78-65

Mr. Henry J. Fischer, Attorney, appeared for Mr. John L. Mulvaney in behalf of the petition to rezone the property at 4909 S. Logan St. from "A" one family residence to "F" commercial district and stated the property was purchased in 1958 while in the township and they are asking for the rezoning for commercial purposes. This area came into the city as "A" one family residential. On the property to the North they would like to build an office and storage building from which there will be wholesale selling only. This building will be the same depth and parallel to the existing facilities with the balance of the area for parking. The present home of the petitioner will remain as is. They will furnish staff with a drawing within the next week.

Matter was referred to the Zoning Committee.

Z-79-65

Mr. Russell Lawler, Attorney, and son of Agnes Belle Lawler appeared in behalf of the petition to rezone the property at 900-902 W. Michigan Avenue from "C" two family to "D-1" professional office district and reported that the house was

built in 1921 and had been lived in by his family from 1922 to 1963. The building is well constructed as it has two bearing sheets (poured concrete with reinforced steel). This house has been offered for sale since last October, has been shown about 75 times and they have been unable to sell it for residential use. There is a potential buyer for office space, who would make no change in the exterior of the building, but changes would be made in the partitions on the inside. A drawing was presented showing the proposed changes. They have contacted the Building Inspector and the change in classification would be all that is needed. The Board questioned the availability of land for off-street parking. The West $\frac{1}{2}$ can be used for parking. There presently is a two-car garage with a two car platform for parking on the property, Mr. Lawler indicated.

Matter was referred to the Zoning Committee.

Z-80-65

Mr. Leo Farhat, Attorney, representing Alexander P. and Stella C. Patchak appeared in behalf of the petition to rezone the property at 3407 W. Mt. Hope Ave. from "A" one family to "F" commercial district and told the Board of the litigation and the Supreme Court ruling on this property, which is used for a trailer park. Petitioners do not feel this rezoning would create a traffic problem. They would like to enlarge the present facility. The Board questioned how many children the development contained. Mr. Farhat replied there are no children of school age in this park and that none were proposed.

Mr. Donald R. Ruthruff, 3131 S. Cambridge appeared and stated that there was a hearing on their opposition to this about 15 months ago. The neighbors don't want this use to be expanded, and he does not feel they should be given the right to enlarge the park. In 1960 the Supreme Court limited their usage to 5 acres and they are now using 6 acres of land. Previous petitions circulated gathered over 100 signatures against the expansion and he feels this time they will have over 200 signatures.

Matter was referred to the Zoning Committee.

Z-81-65

No one appeared in behalf of the petition to rezone the property in the 500 Block of S. Park Blvd. described as:

Lot 178 and 179 S. Parkwood Subd.,
City of Lansing, Ingham County,
Michigan

from "B" one family and "J" parking to "C" two family residence district.

Matter was referred to the Zoning Committee.

Z-82-65

Mr. J. B. Grammatico appeared in behalf of the petition to rezone the property in the 1100 Blk. Pulaski Street described as:

Lot 8 and East $24\frac{3}{4}$ ft. of Lot 9,
Block 3, Cadwell's Addition to the City
of Lansing

from "B" one family to "C" two family residence district and stated that this is vacant property that he recently purchased in an area around homes that are between 20 and 40 years old. It is not feasible to build houses for resale, and feels that two-family homes are needed. This property is close to schools and parks. The lot has a 90 ft. frontage and about 150 feet deep. The anticipated duplex for the site would cost near \$40,000. He considers this project would be an asset to the city and the neighborhood. This lot has been vacant for some time.

Matter was referred to the Zoning Committee.

Z-83-65

Mr. Richard T. Masters appeared in behalf of the petition to rezone property at 3024 Turner Street from "A" one family to "H" light Industrial district and advised that the property had been purchased in 1962 at which time it was zoned "H". Developing for housing requires a 60 foot front lot. All houses that are built in the area were built during the time this was zoned "H". There is much commercial in the area. He has two offers for the property, one for warehousing and light truck delivery and the other for multiple family apartment housing.

Matter was referred to the Zoning Committee.

Z-84-65

No one appeared in behalf of the petition to rezone the property in the 1000 Blk. Raider at Hazel described as:

Lot 48, Raider's Subdivision

from "C" two family to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-85-65

No one appeared in behalf of the petition to rezone the property at 4312 S. Logan Street from "A" one family to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-41-65

Mr. Bondarenko was in the audience and advised that the property he wishes to have rezoned, that was considered at the last board meeting for recommendation, was only 33 ft. wide on the East. He submitted new plans.

Recess was from 8:17 P.M. to 8:45 P.M.

BUSINESS SESSION

Mr. Joseph J. Gillings introduced the two new employees, Mr. James A. Church and Mr. William D. Bechtel.

Motion by Mr. Houston, seconded by Mr. Reynolds that the minutes of the March 31st meeting be approved as read.

ZONING COMMITTEE

Z-119-64

Motion by Campbell, seconded by Reynolds that the Board recommend to City Council that in light of additional information furnished by the Building Inspection Department, revealing that the subject parcel contained insufficient land area for allocation to meet the parking requirement of the zoning ordinance, the Board reverses its previous recommendation and further recommends that the zoning petition be denied.

This is in accordance with the Council denial of the rezoning on February 22, 1965.

Motion carried by the following vote:

Yeas: Campbell, Ingersoll, Houston, Manson, Reynolds and Bretz—6.

Nays: None.

Z-136-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Lurea Building Co. to rezone a parcel at Sheffield Blvd. (N. side—between Waverly and Bay View Drive) described as:

That part of the N.E. $\frac{1}{4}$ of Section 36, T4N, R3W, City of Lansing Eaton County, Michigan, beginning on the section line at a point 50 feet S. $0^{\circ} 07'$ W. from the N.E. corner of said Section 36, running thence S. $0^{\circ} 07'$ W. 1079.3 feet on the section line, thence S. $89^{\circ} 54' 40''$ W. 455.43 feet on the North line of River's Edge Subdivision, thence N. $0^{\circ} 07'$ E. 1077.0 feet parallel with East section line, thence N. $89^{\circ} 37' 30''$ E. 455.43 ft. parallel with North section line to the point of beginning.

from "A" one family residence to "F" commercial district be not granted as filed.

The Planning Board further recommends that:

That part of the North 380 ft. of the above described property Comm. 50 ft. South and 30 ft. East of the N.W. corner thereof, thence South 270 ft., thence East 325 ft., thence North 100 ft., thence West 225 ft., thence North 170 ft., thence West 100 ft. to beginning

be rezoned from "A" one family residence to "F" commercial district and

The balance of the North 380 ft. of the property

be rezoned from "A" one family to "J" parking district.

Screening to consist of dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. along the South and West line of the property, except for the residential setback on Holmes Rd. and Waverly Rd.

Change as requested is out of scale with the present needs of area and the city. Facilities and undeveloped sites are available to adequately serve the area.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-159-64

Motion by Campbell, seconded by Houston that the petition by George J. and Dorothy Bleibtrey to rezone a parcel in the 1400 and 1500 Blk. Marquette Street described as:

Comm. N.W. corner Lot 168 M. Mitschkun's Oak Grove Subd. No. 2, thence S.W.'ly to S.W. corner Lot 168, N.W.'ly along N'ly line Marquette Ave. 250 ft. N.E.'ly 200 ft. to S'ly line C & O R.R. R/W, S.E.'ly 250 ft. to beg.; Section 5, T4N, R2W, Lot 168 M. Mitschkun's Oak Grove Subd. No. 2

from "A" residential to "D-M" multiple dwelling district revised to Community Unit Plan be tabled for thirty days.

Motion carried unanimously.

Z-171-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Wolverine Development Company to rezone a parcel at 4220 S. Logan Street described as:

Lot 15 except W. 66 ft. thereof, of Brierley Hill Subdivision City of Lansing, Ingham Co., Michigan being the S.W. corner of S. Logan and Mary Ave. w/frontage of 303.5 ft. on Logan and 287.34 ft. on Mary

from "A" one family residence to "F" commercial district be denied as filed.

The Planning Board further recommends that the

North 40 ft., the West 82 ft. and the East 40 ft. except the South 10 ft. of the North 75 ft., and the North 10 ft. of the South 86.5 ft. thereof.

be rezoned from "A" one family to "J" parking district and

The balance of the said Lot 15, except the West 66 ft. thereof

be rezoned from "A" one family to "F" commercial district.

Screening is to be provided along the West property line except for a 25 ft. set-back on Mary St. along the South property line where the "J" parking abuts a residential use and shall consist of one of the following:

Dense evergreen plantings of a mature height of 5 ft. or 5 ft. 6 in. in height;

A 3 ft. cyclone type fence with dense evergreen plantings of a mature height of 5 ft. 6 in.

A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

The location of the rezoning conforms to the recent adoption policy of the Board for the West side of Logan Street between Holmes Road and Pierce Road.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-16-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Vincent P. Covello, Frank and Rose Cicorelli to rezone a parcel at the 4100 Block of S. Logan Street described as:

Lot 1 except the North 102 ft. Super-Visors Plat No. 5, City of Lansing, Ingham County Michigan

from "A" one family residence to "F" commercial and "J" parking district be not granted as filed.

The Planning Board further recommends that that portion of the above described property:

Commencing 25 ft. South and 25 ft. East of the N.W. corner thereof, thence South 70 ft., thence East 252 ft., thence North 70 ft., thence West 252 ft. to beg., also the South 20 ft. of the East 20 ft. of Lot 1, except the North 102 ft.

be rezoned from "A" one family to "F" commercial and

The balance of the property

be rezoned from "A" one family to "J" parking district.

Screening is to be provided along the West property line except for a 25 ft. set-back on Mary St. along the North property line where the "J" parking abuts a residential use and shall consist of one of the following:

Dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height;

A 3 ft. cyclone type fence with dense evergreen plantings of a mature height of 5 ft. 6 in.;

A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

The location of the rezoning conforms to the recent adoption policy of the Board for the West side of Logan Street between Holmes Road and Pierce Road.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-21-65

Motion by Campbell, seconded by Ingersoll that the Petition by Francis N. Fine to rezone a parcel at 3411 E. Michigan Avenue described as:

The East $\frac{1}{2}$ of East $\frac{1}{2}$ of West $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ and North $\frac{1}{2}$ of West $\frac{1}{2}$ of East $\frac{1}{2}$ of West $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 13, T4N, R2W, also a strip of land $1\frac{1}{2}$ rods in width off the East side of South $\frac{1}{2}$ of West $\frac{1}{2}$ of East $\frac{1}{2}$ of West $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 13, T4N, R2W, Lansing, Township, now City of Lansing; excepting the South 396 feet of the East $11\frac{1}{2}$ rods of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 13, T4N, R2W, City of Lansing, Ingham County, Michigan subject to right of way on the West side thereof for street pur-

poses, as well as any and all other easements, restrictions and rights of record,

from "D-M" multiple dwelling district to Community Unit Plan be tabled for thirty days.

Motion carried unanimously.

Z-26-65

Motion by Campbell, seconded by Ingersoll that the petition by Francis N. Fine to rezone a parcel in the 4300 Blk. Pleasant Grove described as:

Sunny Ridge Subdivision, a subdivision on part of the S.E. $\frac{1}{4}$ of Section 31, T4N, R2W, City of Lansing, Ingham County, Michigan

from "A" one family to Community Unit Plan be tabled for thirty days.

Motion carried unanimously.

Z-35-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Henry J. Novakoski, Alta E. Brooks and Jack Cawood to rezone the property at 210, 214, 216, 220 and 224 N. Homer Street described as:

Lots 81, 80, 79, 78, 77 and the North $\frac{1}{2}$ of Lot 76 Alamo Heights Subdivision

from "A" one family residence to "F" commercial district be denied as filed, and

The West 30 ft. of North $\frac{1}{2}$ of Lot 76 and the West 30 ft. of Lots 77, 78, 79, 80, 81 Alamo Heights Subd., City of Lansing, Ingham County, Michigan

be rezoned from "A" one family to "J" parking district and

The balance of the above described property

be rezoned from "A" one family to "F" commercial district.

The Master Land Use Plan indicates this area as commercial. This entire block bound by Vine, Clippert, Michigan and Homer St., is developed with mixed uses, residential, commercial and industrial.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-39-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City

Council that the petition by John Bondarenko to rezone a parcel in the 4700 Blk. of S. Logan Street described as:

The East 160 ft. of the following described property beginning at a point on the West line of Logan Street which is 60 ft. West and 1440.12 ft. North of the South $\frac{1}{8}$ post of the S.E. $\frac{1}{4}$ of Section 32, T4N, R2W, thence N. $89^{\circ} 54'$ W. 340 ft.; thence South 519.75 ft.; thence S. $89^{\circ} 54'$ E. 340 ft.; thence North 519.75 ft. to the point of beginning, City of Lansing, Ingham County, Michigan

from "A" one family residence to "F" commercial district be not granted as filed.

The Planning Board further recommends.

The North 160 ft. of the East 125 ft. of the above described property

be rezoned from "A" one family to "D-1" professional offices district

and the balance of the property

be rezoned from "A" one family to "D-M" multiple dwelling district.

It is felt that the type of houses allowed under this zoning will fit into the existing and future overall development of the area.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-41-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Charles Richey to rezone a parcel at the N.E. corner Paulson St. and N. East St. described as:

E. 35 ft. Lots 1 and 2, East Street Subd.

S. $\frac{1}{2}$ of W. 130 ft. exc. W. 17 ft. Lot 1, East Street Subd., City of Lansing, Ingham County, Michigan

from "A" one family to "F" commercial district be not granted for lack of space.

Despite the fact that this area of North East St. is made up of mixed commercial uses some of which extend into the residential streets, the original site has been diminished in area by approximately 50%—from 23,306 sq. ft. to 10,234 sq. ft.—as a result of an error in the legal descrip-

tion present on the petition. This has resulted in an irregular shaped lot of marginal utility.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-43-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Parisian Land Co. to rezone a parcel at 4322 Aurelius Rd. from "A" one family to "H" light industrial be not granted as filed and that

The North 65 ft. of the West 532.6 ft., the North 65 ft. of the East 351.8 ft., the East 100 ft. and the West 65 ft. of the followin gdescribed property.

Comm. 351.8 ft. W. and 237.5 ft. S. of E. $\frac{1}{4}$ post, thence S. 10 ft., thence W. 532.6 ft., thence S. 247.5 ft. thence E. 884.4 ft., N. 257.5 ft., thence W. 351.8 ft., to beginning; Section 34, T4N, R2W, City of Lansing, Ingham County, Michigan

be rezoned from "A" one family to "J" parking and the

Balance of the above described property

be rezoned from "A" one family to "H" light Industrial.

Screening of the "J" parking area to consist of dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. along the North and West line of the "J" parking area.

There is much industrial usage in the area adjacent to the South, and the Master Plan recommends the property involved in this area be used for industrial purposes.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-44-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Richard L. and George T. Parisian and A. Powell to rezone a parcel at 1st E. of 2330 Forest Road described as:

That part of the E. $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 26, T4N, R2W, Lansing Township, now City of Lansing described as:

Beginning at the Northwest corner of said E. $\frac{1}{2}$ of Southwest $\frac{1}{4}$, thence South 120 rods, thence East 20 rods, thence North 120 rods, and thence West 20 rods to the place of beginning, except a parcel of land in the Northwest corner thereof 8 rods East and West by 20 rods North and South,

from "A" one family district to "D-M" multiple district be not granted and further suggest the petitioners follow platting procedures.

"D-M" multiple zoning would permit a much higher density development than is presently established in the area, and would be out of character. The Master Plan proposed a land use of "Residential" for the entire section, and current zoning in the vicinity is "A" one family. It is the policy of the Planning Board to require platting prior to consideration for rezoning, and the petitioners have not submitted a plat for this property.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-45-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Marguerite R. Moore to rezone a parcel at 601 West Ottawa Street from "D-M" multiple district to "D-1" professional offices district be not granted and the letter of withdrawal be accepted.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-47-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Sonia and Tina Lewis to rezone a parcel in the 1500 Blk. East Grand River Ave. from "C" two family to "D-M" multiple dwelling district be denied.

"D-M" multiple zoning will allow approximately 29 units on this site, a density that would be contrary to the Master Plan and out of character with the surrounding area "C" two family zoning allows rea-

sonable use of, and is a density that is in keeping with the Master Land Use Plan.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Man-son, Reynolds and Bretz—6.

Nays: None.

Z-48-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Kessler Oil Company, Eugene and Betty Speaks, Leonard V. Sweet, Walter and Virginia Kurilchik, Ada and Richard Schafer, Anna Mae Shaul and the Dale J. Benjamin Land Company, Inc. to rezone a parcel in the 5900 and 6000 Blocks of S. Cedar St. described as:

Supervisor's Plat No. 8, Lots 1 thru 5 also Salisbury's Subdivision Lots 1 thru 9

from "A" one family district to "F" commercial district be not granted as filed and that

Lot 5 of Supervisors Plat No. 8

be rezoned from "A" one family to "E-2" drive in shop and

Lot 3 of Supervisors Plat No. 8.

be rezoned from "A" one family to "F" commercial

except the West 40 ft.

be rezoned from "A" one family to "J" parking

Lot 2 of Supervisors Plat No. 8

be rezoned from "A" one family to "F" commercial

except the West 40 ft. and the South 40 ft.

be rezoned from "A" one family to "J" parking

Lot 2 and 3 of Salisbury Subdivision

be rezoned from "A" one family to "F" commercial

except the Easterly 30 ft. lying parallel to Cedar St.

be rezoned from "A" one family to "J" parking

Lot 1 of Salisbury Subdivision

be rezoned from "A" one family to "E-2" drive in

And the balance of the property being Lots 1, 4, 5, 6, 7, 8, and 9 Salis-

bury Subdivision all being in the City of Lansing, Ingham County, Michigan

be zoned "D-M" multiple dwelling district.

This development took place prior to annexation, without any real proper land use plan upon which to base zoning controls. The uses are non-conforming and the property owners are limited to the type of improvements that can be applied under the non-conforming status.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Man-son, Reynolds and Bretz—6.

Nays: None.

Z-49-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Don Verderese to rezone a parcel at 1400 Blk. Jerome Street described as:

West ½ of Lot 6, Block 1, Gansley Addition, Lot 1, Blk. 3, Carrolls Addition, Lot 2, Blk. 3, Carrolls Addition

from "C" two family district to "D" apartment district be not granted and that the property be rezoned "D-M" multiple dwelling district.

The Master Plan proposes this area for high density residential (10-20 dwelling units per net acre). The site rears the mixed commercial uses that front E. Michigan Ave. The existing structures are in transition. Any new residential construction would help up-grade the area.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Man-son, Reynolds and Bretz—6.

Nays: None.

Z-50-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Rev. Herbert Starr, Ralph S. Cornell, Harold Badge, Tony M. Castillo and Fred Perales to rezone a parcel at the corner of Jolly Road and Buffalo St. described as:

Lot 127 Maple Grove No. 3 and the North 100 ft. of Lot 126 Maple Grove No. 3

from "A" one family district to "B" one family district be not granted and that

The North 100 ft. of Lot 126, the North 40 ft. and the South 130 ft. of

Lot 127, Maple Grove Subd. No. 3

be rezoned from "A" one family to "J" parking and the

Balance of Lot 127 Maple Grove Subd. No. 3, City of Lansing, Ingham County

be rezoned from "A" one family to "B" one family district.

Where the "J" parking abuts a residential use, one of the following types of screening shall apply:

1. A 3 ft. high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height.
2. A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.
3. A 5 ft. high cyclone type fence with interwoven slats.

Lighting to be 2/10 lumens of light per sq. ft. to be provided on the parking areas, so directed so as not to affect adjacent property owners or passing motorists, and that the petitioner confer with the Traffic Department in regard to ingress and egress to the parking areas.

The site fronts on Jolly Road, a primary thoroughfare. Vehicles have good access to the site by way of Jolly, which eliminates traffic being filtered through residential areas. This type of use provides a buffer between the major streets and the interior residential.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-51-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Mayflower Congregational to rezone property in the 2800 Blk. W. Mt. Hope and 2800 Blk. Belaire Drive described as:

Lots 7, 8, 9 and W. 38 ft. Lot 17 and entire Lot 16 Eton Downs Subd., City of Lansing, Ingham County, Michigan

from "A" one family residence to "J" parking district be granted and that dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. be provided along the East line of the "J" parking, also along the South line of Lot No. 7 and that portion of Lot 8 abutting the "A" one family residential, except for the residential setback on Mt. Hope Ave. and Belaire Drive.

It is in the best interest of the community that this additional off street parking be provided in conjunction with the existing church.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-52-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Vence L. Bonham to rezone a parcel at 816 S. Walnut Street from "C" two family district to "D-M" multiple dwelling district be denied as filed and that the property be rezoned "I" heavy industrial district.

This property is located to the South of future I-496 in an area delineated for "Industrial" development in the Master Plan. Zoning in the immediate vicinity is predominately "C" two family and "I" heavy industrial. It is generally accepted that the properties South of Main St. West of Townsend Street, East of Logan Street and North of the Grand River should be directed toward industrial uses.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-53-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Donald A. Schaberg, Folke A. Landstrom, Sarah A. Leonard and Cane V. Frazier to rezone parcels at 218-222 and 226 W. Willow and 1302-1316-1322 and 1326 N. Grand River from "C" two family to "F" commercial district be not granted as filed and that

The South 165 ft. of Lot 8, the West $\frac{1}{2}$ of Lot 7, and the East $\frac{1}{2}$ of Lot 7, except the South 143.7 ft. thereof

be rezoned from "C" two family to "E-1" drive-in shop. "E-1" drive-in district permitted uses are: Dry cleaning pick-up stations. Milk retail stations. Drive-in eating establishments. Refreshment stands, Drive-in banks, and auto wash stations.

Approximately 85% of the land being petitioned for lies within the 1904 flood plain. Any additional commercial zoning in this area should be substantiated by market and location analysis. Master Land Use Plan proposes this area for residential use.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-54-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by John H. Cossey to rezone a parcel at 4607 Aurelius Road from "A" one family district to "H" light industrial district be not granted.

The proposed use is contrary to the Master Plan recommendations. It is also contrary to the use and zoning in the general area. Aurelius Road is the demarcation line used for separating "Industrial" uses and zoning from the "Residential" area.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-55-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by J. B. Grammatico to rezone a parcel at 3800 Blk. Cooley Drive described as:

Lots 1 and 2 McCurdys Acres

from "A" one family district to "D-M" multiple dwelling district be not granted as filed and further recommends that

Lot 1 (adjacent to Waverly Road) be rezoned from "A" one family district to "C" two family district.

The general area of location is zoned "A" one family and is a burgeoning residential district. The Master Plan indicates the area is desirable for "Residential" development. A zoning of "D-M" multiple would be completely out of character with the existing single family uses near the junction of Moore's River Drive and Waverly Road, which tends to be somewhat traffic congested point.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-56-65

Motion by Campbell, seconded by Houston that the Board recommend to City

Council that the petition by Adrian J. and Inez C. DeLong to rezone a parcel at 5124 Wise Road from "A" one family district to "C" two family district be not granted.

This lot is in a critical location for possible replatting of the entire area, and that the property owners look toward the possibility of replatting.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-57-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Harold M. Davis to rezone a parcel at 313-315, 319-322 N. Walnut, 415 W. Shiawassee St. and 314 N. Chestnut St. from "D" apartment to a Community Unit Plan be approved subject to the following conditions:

1. Number of apartments be reduced to provide a minimum parking ratio of 1:1.
2. That each parking space be a minimum of 8 ft. x 20 ft.
3. That no parking be permitted on the front yards (twenty feet inside lot lines on any street).
4. That the landscape plan be essentially as shown.
5. That the roof deck be developed as usable open space and that it be provided with durable, well maintained furniture and plantings, and be available to tenants without charge.
6. That the parking area be illuminated with 2/10 lumens of light per square foot so arranged so as to prevent glare and nuisance to abutting properties.
7. That the fence be constructed where shown of durable materials at least 5 ft. high and be kept in good repair.
8. That all driveways and curb cuts be a minimum of 24 ft. except Shiawassee St. which should have a minimum of 30 ft.
9. That this permit expire one year from date of approval, if building permits have not been issued.

In making this determination the following factors were considered:

Many of the mature trees will be retained.

It is compatible with the district zoning.

The plan is consistent with the intent and purposes of the chapter.

Parking is easily accessible.

Curb cuts are larger than usual for safety and ease of access.

The buildings shall be used only for residential and accessory purposes as required by ordinance.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-58-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Keith Granger to rezone a parcel at 5334 S. Cedar Street from "A" one family district to "D" apartment district described as:

Beginning at a point 1040.6 ft. S. and 764.0 ft. E. of the N. $\frac{1}{4}$ corner of Section 4, T3N, R2W, thence E. 554.35 ft. to the center of highway U. S. 127 (Cedar St.) thence S. 502.5 ft. along the center of said highway U.S. 127, thence W. 556 ft, thence N. 502.5 ft. to the point of beginning, City of Lansing, Ingham County, Michigan

as filed be denied.

The Planning Board further recommends that the

East 225 ft. and the South 80 ft. of the above described property

be rezoned from "A" one family to "J" parking

and the balance of the property

be rezoned from "A" one family to "D" apartment district.

Where the "J" parking district is not used as parking area, the area shall be maintained as open green space.

The type of use proposed for the site (home for the aged) will not be completely out of character with the uses in the area. Much of the development along this area of Cedar has been contrary to the Master Land Use Plan. The site is within walking distance of a commercial center.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-59-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by John W. and Joanne M. Reid to rezone a parcel at 5757 S. Cedar St. from "J" parking and "F" commercial district to "D" apartment district remain in its present zoning classification.

"D" apartment zoning would return the use of the property back to a non-conforming status, and allow development of the balance of the property without adequate off-street parking.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-60-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Kenneth E. Smith to rezone a parcel at 5832 S. Cedar Street from "A" one family to "F" commercial district be not granted.

The subject parcel is extremely small in size to accommodate parking, turning movements and normal commercial development. The proposed use would introduce additional traffic onto Curry Lane which is a narrow one-way street running west through a residential area and elementary school site.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-61-65

Motion by Campoell, seconded by Houston that the Board recommend to City Council that the petition by James Coscarelli to rezone a parcel at 820 N. Chestnut St. from "C" two family to "D-M" multiple dwelling district be not granted.

The entire area is zoned "C" two family with the exception of one parcel to the East on Walnut Street. This change would be contrary to the established land use pattern. The basic land use conditions have not changed in this area. Present zoning allows reasonable use of the land.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-62-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Joseph T. Hudson to rezone a parcel at 807-811 S. Chestnut Street from "C" two family to "D" apartment district be denied and further recommends that the property be rezoned "I" heavy industrial district.

This property is located to the South of future I-496 in an area delineated for "Industrial" development in the Master Plan. Zoning in the immediate vicinity is predominately "C" two family and "I" heavy industrial. It is generally accepted that the properties South of Main St., West of Townsend Street, East of Logan Street, and North of the Grand River should be directed toward industrial uses.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-63-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Francis Fine to rezone a parcel in the 2900 and 3000 Blks. Delta River Drive described as:

Lots 52 thru 62 inclusive, Sunset Hills No. 3

from "A" one family district to "C" two family district, remain in the present classification.

Good quality, single family dwelling dominate the surrounding section. There are no adverse land uses in the area that warrant this change of character.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-64-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Jerry L. Lee to rezone a parcel at 723-725 W. Ionia Street from "C" two family to "D-M" multiple dwelling district be granted.

The Master Land Use Plan indicates this area as high density residential (10-20 dwelling units per net acre). This change will not be contrary to the proposed future land use plan. The basic land use conditions are changing in the area.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-65-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Jerry L. Lee to rezone a parcel at 317 W. Lapeer Street from "C" two family to "D-M" multiple dwelling district be not granted.

Overcrowding of land with buildings and people without adequate room for off-street parking and open space is not in the community's best interest.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-66-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Joseph T. Hudson to rezone a parcel at 226 S. Logan St. from "C" two family to "D" apartment district be not granted.

It has been the policy of the Planning Board to direct medium density development East of Logan Street. Present zoning allows low density dwellings (4-10 apartment) the requested rezoning would permit 11 two-or-more room apartments, or 15 one-room apartments and would allow building to a height of 90 feet. The parcel in question is extremely narrow. Overcrowding of lots that were designed for fewer families is a basic cause of blight. Overcrowding of land does not provide for adequate light, air, parking, recreation and yard space.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-67-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Joseph O'Leary to rezone a parcel at 4631 and 4705 S. Logan Street from "A" one family to "D-M" multiple dwelling district be not granted and the owner be encouraged to plat the land, or consider a Community Unit Development.

The Master Land Use Plan indicates this area as low density residential (2-3) dwelling units per net acre. The entire area is predominately single family residential. There are no substantial reasons why the property cannot be used in accord with the existing zoning.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-68-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Joseph T. Hudson to rezone a parcel at 815 S. Pine St. described as:

N. 40 ft. of Lot 11, Block 180

from "C" two family to "D" apartment district be denied as filed and that the property be rezoned to "I" heavy industrial.

The planning board further recommends that the

South 26 ft. of Lot 11, and the North 14 ft. of Lot 10, Block 180, Original Plat of the City of Lansing, Ingham County, Michigan

be rezoned from "C" two family to "I" heavy industrial.

This property is located to the south of future I-496 in an area delineated for "Industrial" development in the Master Plan. Zoning in the immediate vicinity is predominately "C" two family and "I" heavy industrial. It is generally accepted that the properties South of Main St., West of Townsend, North of the Grand River, and East of Logan Street should be directed toward industrial uses.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-69-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Robert J. and Barbara J. DeLong to rezone a parcel at 5614 and 5649 Valencia Street from "A" one family to "C" two family district be not granted and the owners consider platting processes.

The Master Land Use Plan indicates this area as low density (2-3 dwelling units per

net acre). This entire area when in the township was platted into extremely large lots. These are not acceptable for residential development and should be replatted. The scattered development is predominately single family residential. The area is not serviced by public service facilities or street improvements and this should precede any future zoning or development of the area.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-70-65

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Auto Owners Insurance Company to rezone a parcel at 419 S. Walnut St. described as:

The West 89 ft. of Lot 9, Block 138, Original Plat, City of Lansing, Ingham County, Michigan

from "E" apartment shop to "J" parking district be granted and screening be provided for the balance of the "J" parking area fronting on Walnut St. except at ingress and egress points.

Screening to be of the same type that now exists along a portion of Walnut St., a dense deciduous type shrub.

The property is completely surrounded by "J" parking district. The proposed use will be compatible with the uses in the area, and the request seems reasonable and in the best interest of the community.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-71-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by George V. Lentz and Merritt T. Magee to rezone a parcel at 1800 Glenrose Ave. from "A" one family to "I" heavy industrial district be granted and further recommends that the owners cooperate with the River Front Committee on beautification of the area fronting the river.

The Master Land Use Plan indicates this area as industrial. The site has ease of access to R. R. Facilities. The site is not adjacent to any privately owned residential developments.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-72-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Jonathan Watts to rezone a parcel at 805 and 811 West Washtenaw St. from "C" two family to "D" apartment district be not granted as filed and the property be zoned "D-M" multiple dwelling district.

The Master Land Use Plan indicates this area as high density residential (10-20 dwelling units per net acre). There is "D-M" multiple zoning in the blocks to the north and south of this block. Future zoning of this area could very well be multi-family but with more restrictions requiring more open space, and adequate off-street parking.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-73-65

Motion by Campbell, seconded by Ingersoll that the petition by Lawrence R. Man-nausa, M.D., and Erik O. Furseth to rezone a parcel at 604-612 and 526 W. Willow St., from "C" two family to "D-M" multiple dwelling district be tabled for thirty days.

Motion carried unanimously.

Z-76-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by J. D. Edgett to rezone a parcel a 3110-3112 Turner Street from "A" one family residence to "H" light industrial district be not granted as filed and that

The West 150 ft., the North 30 ft., the East 15 ft., and the South 15 ft. of the following described property

The South 220 ft. of North $\frac{1}{2}$ of South $\frac{1}{2}$ of Northwest $\frac{1}{4}$ East of Turner St., Section 4, T4N, R2W, City of Lansing, Ingham County, Michigan

be rezoned from "A" one family residence to "J" parking district and the

Balance of the above described property

be rezoned from "A" one family residence to "H" light industrial district.

The Board believes that this use is out of place when considering the entire residential area, but because of the use being

established and the limitation of improvements that can be made under the non-conformance status, it would be unreasonable to leave this site in "A" one family residential.

If and when the area adjacent to this property develops residentially there shall be provided a dense evergreen hedge of a mature height of 5 ft. to 5 ft. 6 in. in height along the property lines.

The Board will be reluctant to recommend any further rezoning requests of this type (especially on undeveloped land) in this area because the area is predominately single family residential and is so proposed on the Master Land Use Plan.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

TRZ-3-65

Mr. Gillings reported that analysis was not yet complete on Council's request for an analysis and recommendation of the zoning on the property on the N.W. corner of Holmes and Pleasant Grove Roads.

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the matter be waived (tabled) until the next regular meeting.

Motion carried unanimously.

Z-89-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the N. E. corner of Delta River Drive and Waverly Road, known as 3830 Delta River Drive, described as:

The North 85 ft. of the South 268 ft. of the following described property:

Comm. at the West $\frac{1}{4}$ post, Section 6, T4N, R2W, City of Lansing, Ingham County, Michigan, thence North 443 ft., thence East 297.8 ft., thence South 443 ft., thence West 297.8 ft. to point of beginning

be rezoned from "J" parking to "B" one family residence district.

This will provide for the erection of an addition to the existing church and still leave adequate room for off-street parking.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Z-90-65

Motion by Houston, seconded by Ingersoll that the Board recommend to City Council that the alley at the rear of property in the 3600 Blk. of S. Logan Street described as:

Comm. at the S.E. corner of Lot 1 of the Plat of Montclair, a subdivision of part of the South $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 32, T4N, R2W, City of Lansing, Michigan, thence N. $0^{\circ} 02' 30''$ E. 242.5 ft. to the point of beginning; thence S. $89^{\circ} 55'$ E. 20.0 ft.; thence southerly, parallel with the line first above set forth, 100.5 ft.; thence N. $89^{\circ} 57' 30''$ W. 20.0 ft.; thence N. $0^{\circ} 02' 30''$ E., 100.5 ft. to the point of beginning

be rezoned from "A" one family to "J" parking district.

Where the "J" parking abuts a residential use there shall be provided one of the following types of screening:

A 3 ft. high cyclone type fence with dense evergreen of a mature height of 5 ft. to 5 ft. 6 in.

A 5 ft. high redwood or cedar louvered fence with boards running perpendicular to the ground.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Motion by Houston, seconded by Campbell that the following resolution be adopted:

ZONING POLICY LOGAN STREET

That the properties fronting on the West side of Logan Street bounded on the North by Holmes Road and on the South by Pierce Road be considered appropriate and desirable locations for land uses of a commercial nature. Also, that the properties South of Pierce Road on the West side of Logan Street and the properties on the East side of Logan Street south of the "Tops" department store to the existing commercial complex at the Logan Street—Jolly Road intersection be reserved for orderly residential development.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

STREETS COMMITTEE

ROW-1-65

Motion by Houston, seconded by Reynolds that the US 127 alignment be postponed until the June meeting.

Motion carried unanimously.

ROW-4-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that after considering the petition for the closure of the alley at the north end of Rosamond Street signed by

Floyd M. and V. Wilna Johnson, that the alley be vacated on the basis of safety and the preservation of the residential character of Eureka Street.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

ROW-2-65

Motion by Houston, seconded by Ingersoll that the Board recommend to City Council that after considering the letter of February 4, 1965 from Edward B. Abraham asking to re-convey to him the 20 ft. strip of land at the rear of his property in the 3600 Blk. S. Logan St. that was deeded to the city when rezoned, that the request be granted.

This property was deeded to the City of Lansing, November 20, 1962 for alley purposes. The Planning Board believes that because of the development that has occurred in this area, there is no longer a need to retain this land in public ownership for alley purposes.

The rezoning of this property is being recommended under Z-90-65.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

S-6-65

Motion by Houston, seconded by Ingersoll that the Preliminary Plat of Bondarenko Subdivision be tabled until the next meeting in order that the staff and developer can work out orderly plans.

Motion carried by unanimous vote.

S-9-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that the Final Plat of Lantex Industrial Subdivision be approved. The plat is located in the Northwest section of the city along the North side of Grand River just West of the John Deere facility.

The Plat conforms with the preliminary plat as approved, and is in conformance with the Lansing Master Plan and the City's Zoning Plan.

The plan was approved subject to the following conditions:

1. The evidence of arrangements with the Board of Water and Light for the installation of water and light utilities must be made.
2. The evidence from the Public Service Department that the survey and monuments meet the requirements of the State Plat Act.

3. The evidence of financial arrangements as required by the Lansing Subdivision Regulations be complied with.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

S-10-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that the Final Plat of Bancroft Hills No. 1 be approved. The plat is located in the Northwest section of the City East of Wood St. and South of Lake Lansing Road, along the northerly limits of the City.

The Plat conforms with the preliminary plat as approved, and is in conformance with the Lansing Master Plan and the city's Zoning Plan.

The plan was approved subject to the following conditions:

1. The evidence of arrangements with the Board of Water and Light for the installation of water and light utilities must be made.
2. The evidence from the Public Service Department that the survey and monuments meet the requirements of the State Plat Act.
3. The evidence of financial arrangements as required by the Lansing Subdivision Regulations be complied with.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

S-11-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that the Final Plat of Somerset No. 2 be approved. The plat is located in the Northeast section of the City, East of Wood Street and South of Lake Lansing Road, along the northerly limits of the City.

The plat conforms with the preliminary plat as approved, and is in conformance with the Lansing Master Plan and the City's Zoning Plan.

The plan was approved subject to the following conditions:

1. The evidence of arrangements with the Board of Water and Light for the installation of water and light utilities must be made.
2. The evidence from the Public Service Department that the survey and monuments meet the requirements of the State Plat Act.

accepted and referred to the Capital improvements Budget for 1966.

3. The evidence of financial arrangements as required by the Lansing Subdivision Regulations be complied with.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

S-12-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that the Final Plat of Delta River Drive Estates be disapproved without prejudice in accordance with 111, C, 2, of the Subdivision Regulations. This section provides that the City Engineer shall certify approval or disapproval of the plat for Planning Board consideration.

The engineers disapproval is based upon lack of storm drainage. We suggest further that the developer contact the Public Service Department to make the necessary arrangements. The plat will be given further consideration when these clearances have been received at this office.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

S-13-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that the Final Plat of Scotsdale No. 2 be disapproved without prejudice in accordance with the following sections of the City of Lansing Subdivision Regulations:

1. Section 111, C, 3. Planning Board shall approve or disapprove the plat within (30) days from the date of its filing with City Clerk.

until such time as the required clearances are received.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

SS-4-65

Motion by Houston, seconded by Reynolds that the Logan-Holmes Traffic Loops recommendation be tabled until the June meeting.

Tecumseh River Drive sewer petition

Motion by Houston, seconded by Reynolds that the copy of the sewer petition be

BUILDINGS AND PROPERTIES

BP-1-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that, after considering the letter from Tri-County Regional Planning Commission advising that Ray Sablain, Inc., a transit mix company, may soon abandon its operations at Cavanaugh and Aurelius Streets, near Sycamore Creek, that the City make arrangements to acquire this land for park and recreation purposes and to preserve the Sycamore Flood Plain and further implement the Master Plan. Mr. Haskell and Mr. Hayden of the Parks and Recreation Department both concur in this recommendation.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

BP-4-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that after considering the letter from Advance Realty Co. advising that they have been authorized by the owner to offer property directly south of the Federal Drop Forge Plant on S. Washington Avenue to the city for city use, at a price of \$17,500 per acre or a total price of \$201,250 for the 11½ acres, that the City negotiate on the price of the land and when a satisfactory price is determined, the land be purchased.

This area was the parking lot of the former Motor Wheel Industry complex to the North. If the industrial uses return to operation in the future, they will lack sufficient off-street parking with the disposal of this property. There has been some discussion of a new public service garage located somewhere in the area. This site could serve for this purpose.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

URBAN RENEWAL

Mr. Reynolds suggested a joint meeting of the Planning Board and the Urban Renewal Board on Tuesday, May 25th to discuss Urban Renewal Project No. 2.

ORDINANCE

Mr. Ingersoll reported that the Zoning Ordinance change proposing the removal of doctors from the "C" two family district classification of the Zoning Ordinance will be taken up at the next board meeting.

CAPITAL IMPROVEMENTS

It was reported that the supplement to the C.I.P. would not be taken up by Council this year.

OTHER COMMUNICATIONS

Z-18-65

Motion by Mr. Houston, seconded by Mr. Reynolds that the Board acknowledges receipt of a copy of the petition with 18 signatures opposing the rezoning of the property in the 800 Blk. Jolly and 5100 Blk. S. Washington Avenue from "A" one family to "F" commercial, and reaffirms the Board's recommendation of March 4th and that the property remain in its present classification.

Mr. Manson advised the Board that he would be having a dinner party for the Board members possibly Tuesday, June 1st prior to the Board meeting.

Meeting adjourned at 10:50 P.M.

RAYMOND C. GUERNSEY,
Secretary.

C

NOTICE**COUNCIL PROCEEDINGS MAILING LIST**

Your name will be removed from the mailing list unless this form is filled out and returned to the City Clerk's Office, 9th floor City Hall prior to June 30, 1965.

Please print or type:

NAME _____

ADDRESS _____

CITY _____

Signature _____

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, June 1, 1965

Tuesday, June 1, 1965

Court Room #1, 6th Floor

7:30 P.M.

Meeting called to order by Chairman
Russell Fink at 7:36 P.M.

ROLL CALL

Present: Messrs. Campbell Fink, Houston, Ingersoll, Manson, Reynolds and Mrs. Bretz—7.

Absent: Mr. Manz—1.

HEARINGS

TRZ-3-65

No one appeared for the hearing of the Council request to analyze the zoning classification and use of the property owned by Anthony P. and Ruth E. Nosal located at 2200-2208 W. Holmes Road.

Matter was referred to the Zoning Committee.

Z-86-65

Mr. Henry J. Fischer, Attorney, appeared for Antoinette E. Kull in behalf of the petition to rezone the property at 701 E. Mt. Hope Ave. from "C" Two Family Residence to "D" Apartment District and advised that he will present plans to the staff as soon as they are completed.

Mr. Fink asked if the petitioner was acquainted with the Community Unit Plan, and if he wished further information on this plan he could contact the Current Planning Section of the Planning Department.

Matter was referred to the Zoning Committee.

Z-87-65

Mr. H. Paul Koepke, Real Estate Representative for Shell Oil Company, appeared in behalf of the petition to rezone the property at 1017, 1019, 1021, 1023 W. Main

St. and 811-813 S. Logan St. from "C" Two Family Residence to "F" Commercial District and stated that their present station which is across the street from this property, is being removed by condemnation expected in 1966. Their plans for construction call for a three-bay ranch style service station the same as at Kalamazoo and Pennsylvania. They would like two pump islands on Logan and one on Main Street.

Mr. Houston asked why they needed the "F" Zoning.

Mr. Reynolds asked what their plans were for the two homes, and was advised that they have all six houses under option. They further plan on sloping and sodding the walls on both sides.

Matter was referred to the Zoning Committee.

Z-88-65

No one appeared in behalf of the petition to rezone the property at 1205 E. Saginaw, 707-709 Cleveland Street from "J" Parking and "B" One family to "D" Professional and "G" Business District.

Matter was referred to the Zoning Committee.

Z-91-65

No one appeared in behalf of the petition to rezone the property in Frandor, E. line fence, described as:

That part of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the W. $\frac{1}{2}$ of the E. $\frac{1}{2}$ of the E. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of Sec. 14, T4N, R2W Lansing Twp., Ing. Co., Mich., commencing at the N.E. corner of said Sec. 14, thence N. 89° 42' W. 327.06 ft. on the Section line, thence 50° 15' West 67.47 ft. to the p.o.b. on S'y l.y. r.o.w. of Saginaw Street, thence S'y 52 ft. along E'y Frandor property line, thence West 8 ft. thence North approximately 52 ft., thence East to the p.o.b.

from "J" Parking District to "F" Commercial District.

Matter was referred to the Zoning Committee.

Z-92-65

Mr. Eugene Goodman appeared in behalf of the petition to rezone the property at 409 W. Jolly Road from "A" One Family to "D-M" Multiple Dwelling (duplex) and advised that he would like to put up a duplex. There is now an older house on the property. There is only one entrance.

Mrs. Bretz asked if anyone were living in the present structure and was advised that there was.

Mr. Manson mentioned the fact that this one acre is a great amount of land for only one structure and was advised by the petitioner that later on he would like to put more structures on the property.

Mr. Fink asked the petitioner if he were acquainted with the Community Unit Plan and the petitioner answered "No." Mr. Fink then went on to advise that if Mr. Goodman wished more information on the Plan he could contact the Current Planning Section of the Planning Department.

Matter was referred to the Zoning Committee.

Z-93-65

Mr. Frank J. Sanzica appeared in behalf of the petition to rezone the property at 729 W. Lenawee Street from "C" Two Family to "D" Apartment District and advised that he proposes to build 8 units all one bedroom apartments complete with stove, refrigerator, carpeting and drapes. He stated he believes that this will improve the area. He presented a set of blueprints.

Matter was referred to the Zoning Committee.

Z-94-65

Mr. Melvin Fleming appeared for T. Pauline Fleming in behalf of the petition to rezone the property at 1738 Glenrose Avenue from "A" One Family to "D-M" Multiple Dwelling District and presented site plans. They are now living at this address, and plan on living in the completed dwelling. He feels there is a need for this type of structure.

Mr. Fink asked about the number of bedrooms in each apartment, and was advised that there would be two.

Mr. Campbell asked how many units were anticipated and Mr. Fleming advised eleven, and he had figured on one parking space for each unit. Pictures of the existing unit were presented.

Mr. Fink asked how many stories this structure would have and was advised two.

Matter was referred to the Zoning Committee.

Z-95-65

No one appeared in behalf of the petition to rezone the property at 526 N. Sycamore Street from "C" Two Family to "D-M" Multiple Dwelling District.

Matter was referred to Zoning Committee.

Z-96-65

No one appeared in behalf of the petition to rezone the property in the 6300 blk. S. Logan Street described as:

Lot 65, 66, 67, 68, 69 and 70, Kenbrook Subdivision, City of Lansing, Michigan,

from "A" One Family to "F" Commercial District.

Matter was referred to the Zoning Committee.

Z-97-65

No one appeared in behalf of the petition to rezone the property at the Southeast corner of Miller Road and Grovenberg Road described as:

West 14 rods of North 565 ft. of N.W. $\frac{1}{4}$ of Sec. 8, except a lot in N.E. corner 151 ft. on Miller Road and 100 ft. deep,

from "A" One Family to "D-M" Multiple Dwelling District.

Matter was referred to the Zoning Committee.

Z-98-65

Mr. Natala Litrenta appeared in behalf of the petition to rezone the property at 6065 S. Washington Road from "J" Parking to "F" Commercial District and stated he wanted to remodel.

Mr. Fink asked if he owned the store and Mr. Litrenta replied "Yes."

Mr. Reynolds asked if he wished to enlarge the present store and was advised that they propose to construct a new building 50 x 72 for a barber shop and hardware.

Mr. Fink asked what this would do to the present building, and was advised that the new structure will face Miller Road.

Mr. Harold A. Balbach Engineer, advised that the drawing plans have plenty of "J" Parking for now, and for any future expansion.

Mr. Reynolds asked if Mr. Litrenta would be operating both stores and he advised that the hardware and barber shop would be rented and he would operate only the grocery.

Matter was referred to the Zoning Committee.

Z-99-65

No one appeared in behalf of the petition to rezone the property at 2122 N. Logan Street from "A" One Family and "J" Parking to "F" Commercial and "J" Parking District.

Mr. Ray J. Feldpausch, 2130 Coolidge, spoke against the rezoning and asked about the extension of the street.

Mr. Houston asked for a clarification on this question, and Mr. Feldpausch mentioned the possible platting of this area if a street were constructed to the west of his property.

The proposed miniature golf course, he stated, would be a hazard to traffic on Logan Street. The parking area now zoned "J" is not used.

Mr. Houston explained the proposed plans for this area.

Mr. Feldpausch mentioned that toward the river they would be doubling the parking space. The trash problem created behind the establishment was discussed.

Mr. Houston explained the Housing Code and what could be done about the matter of trash.

Mr. John C. Gresco, 2139 Coolidge, also spoke in protest to this rezoning. He stated that he wished to sell his house but is unable to do so because of an unsightly back yard.

Mr. Elbert C. Monkman, 2207 Coolidge, also protested the rezoning. He stated that there was a definite trash problem caused by the bowling alley. This is a nice neighborhood and they would like to keep it that way.

Matter was referred to the Zoning Committee.

Z-100-65

Mr. Gerald Lett appeared in behalf of the petition to rezone the property at 909 W. Ottawa Street from "C" Two Family to "J" Parking District and stated that they are asking for the "J" Parking as they feel it would be advantageous to the commercial buildings, and it will take all parking off the street. They will submit a drawing.

Mr. Manson asked if this property is on the corner and Mr. Lett replied "Yes." Mr. Manson further asked about tenants and was advised that there are two in the apartment and one in the commercial structures.

Mr. Houston questioned if Mt. Lett had received any objections, and was told that none had been received.

Mr. Lett further advised that the Northwest corner was rezoned for professional

recently, and he feels that this area will be congested without this rezoning. When Butler is made one-way North, the present street parking will be eliminated.

Matter was referred to the Zoning Committee.

Recess from 8:24 to 9:19 P.M.

Mr. Manz came in at 8:54 P.M.

Mr. Fink offered a vote of thanks to Mr. Campbell who was Chairman of the Zoning Committee, and to the Committee itself for the many hours of work they put in during the 1964-65 year.

ZONING COMMITTEE

Mr. Campbell told the Board that he had enjoyed working on the Zoning Committee and that he had benefited by it. The education he has received will stay with him for some time. He was happy to have had the opportunity to work with the Board as well as the Zoning Committee. During the last two years he hopes he has helped to better the City of Lansing.

Mr. Reynolds stated he felt Mr. Campbell had done an outstanding job and the Board will have a difficult time replacing him.

Mr. Campbell then advised the Board that at the time he accepted the committee chairmanship he had been advised that he would receive numerous calls and complaints at all hours of the day and night, but he found that he had very few calls and the complaints were minimal.

Z-135-64

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the Community Unit Plan submitted by Lurea Builders for property located in the 3400-3600 blk. of Bay View, described as:

Part of the N.E. ¼ of Sec. 36 T4N, R3W, City of Lansing, Eaton County, Michigan, beginning at the N.W. corner of Lot 149, of River's Edge Subdivision, running thence N. 0° 07' E. 1077.0 ft. parallel with the East section line to a point 50 ft. South of the North section line, thence S. 89° 37' 30" W. 459.57 ft. parallel with North line of said Sec. 36, thence S. 0° 07' W. 752.15 ft. to a point of curvature, thence Southerly 93.47 ft. on the arc of a 208.1 ft. radius curve to the left to the most Westerly corner of Lot 155 of said River's Edge Subd., thence S. 25° 37' 10" E. 300.0 ft. to the most Southerly corner of

Lot 154 of said Plat, thence on Lot line N. 64° 22' 50" E. 85.0 ft. thence S. 25° 37' 10" E. 15.0 ft. thence N. 79° 06' E. 82.48 ft., thence S. 89° 54' 40" E. 144.57 ft. to the point of beginning.

be approved. The following conditions were found to exist:

1. That the property adjacent to the Plan would not be adversely affected.
2. That the Plan is consistent with the intent and purpose of the Community Unit Section of the Lansing Zoning Code.
3. The buildings shall be used for residential purposes only.
4. The increase in density is within the capacity of the utilities and facilities in the area and the open space is used to better advantage than when platted in the customary manner.

This approval subject to the following conditions:

1. The buildings and general arrangement be essentially as shown on the corrected plan.
2. The plantings as shown be incorporated in the plan and be of a type that is on the approved planting list on the Lansing Park Department.
3. That hard surfaced off-street parking be provided as shown on the plan and at a parking ratio of $1\frac{1}{2}$:1.
4. That a 25 ft. minimum setback be maintained from Bay View Drive and Holmes Road R.O.W. lines.
5. That the density ratio of 12.1 per acre, as shown on the submitted plan, be not exceeded.
6. The buildings shall be used only for residential and accessory purposes as required by ordinance.
7. That this approval be effective for a maximum period of twelve months.

Consideration for the possible dedication of the through traffic circulation-way by the Public Service, Planning, and Traffic Departments in conjunction with the Public Service Committee of City Council is suggested.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-159-64

Motion by Campbell, seconded by Houston that the petition be taken from the table.

Motion carried unanimously.

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by George J. and Dorothy Bleibrey to rezone a parcel in the 1400-1500 Blk. Marquette St. described as:

Commencing northwest corner Lot 168 M. Mitschkun's Oak Grove Sub No. 2, thence southwesterly to southwest corner Lot 168, northwesterly along northerly line Marquette Ave. 250 ft., northeasterly 200 ft. to southerly line C & O RR R/W, southeasterly 250 ft. to beginning, Sec. 5, T4N, R2W.

from "A" One Family to "D-M" Multiple Dwelling District revised to Community Unit Plan be denied.

Original petition was recommended for denial by the Planning Board February 2, 1965. Request for amendment to Community Unit Plan was filed February 19, 1965. No plans for a Community Unit Plan have been presented to the Board since that time.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Reynolds, Bretz—7.

Nays: None.

Abstain: Manz—1.

Z-21-65

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the Carriage Hill Community Unit Plan submitted by Francis N. Fine for property located at 3411 E. Michigan Avenue be approved subject to:

1. A dedicated public way be provided within the project and extending through the commercial development to Michigan thus providing a complete through street connection with the East Lansing street system to the north. Street to be built to Lansing construction standards with a minimum right-of-way of 50 ft.
2. A minimum parking ratio of 1.5 to 1 with 9 x 20 ft. spaces being provided.
3. That sanitary and storm sewer plans meet the requirements of and be approved by the Department of Public Service.
4. That the following be provided for fire safety:
 - a. Fire hydrants be provided as indicated on site plans, water main size, hydrant supply, etc., to be approved and installation supervised by water department of Board of Water and Light.

- b. Driveways to rear of building and parking area to be not less than 25 ft. in width with turning radius of not less than 45 ft. at all corners and turns.
- 5. Easements as required by Board of Water and Light shall be provided.
- 6. That final approval is valid for one year from date of approval by the Lansing City Council.

The Planning Board took into consideration the following factors:

The plan as approved meets the requirements of the ordinance.

Density increase at this location is compatible because it is within walking distance of a major shopping complex.

It abuts and is across from private and public recreation.

It is close to cultural and religious facilities.

Safety will be protected by providing adequate public access for police, fire and other service vehicles.

Proper sewage facilities are required for the protection of health.

The type and quality of structure combined with fencing and landscaping will protect the adjacent residential uses.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-26-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that due to the dire need for low cost housing in Lansing, the Community Unit Plan of Sunny Ridge, at 4300 Block Pleasant Grove Road submitted by Francis N. Fine be approved subject to:

1. The City of Lansing acquiring additional land to relocate Risdale St. This is important to the circulation of the neighborhood and would further enhance traffic flow within the project. Service streets could be widened and the four street intersection could be eliminated.
2. An exchange of property between the city and the developer to provide the project with better unity and orient to Pleasant Grove a major street.
3. The City of Lansing providing additional land between Risdale St. (relocated) and the revised project boundary. This land would serve several purposes:

a. It would reduce density more in keeping with the location, midway between mile roads, remote from the neighborhood commercial establishments.

b. It would by lowering density, prevent what could easily be an area trend. The present sewers are designed to handle five families per acre as contrasted with 12 families proposed. Engineers estimate that normal development of all the vacant land in the area would utilize to capacity the recently installed sewer. Any buildup over and above normal could require substantial capital sewer expenditures by the city. Acquisition of land would and could prevent crowding. This would be a plus asset to the project, the neighborhood and the community.

4. Concrete curb stops or other substantial barriers approved by the Building Inspector be placed along drives and parking areas to separate traffic from yards and recreation space.
5. Traffic ways and parking bays be constructed to City of Lansing Engineering standards for similar uses.
6. That the developer meet all requirements of the Fire Department and the Board of Water and Light.
7. That all parking area be illuminated with a minimum of 2/10 lumens of light per square foot, so arranged to prevent glare or nuisance to abutting property.
8. That a minimum of 1.5 to 1 parking ratio be provided. Bays to be 9 ft. x 20 ft.
9. That this permit be valid for twelve months from date of final approval by City Council.

The Planning Board in approving this plan proposed alterations and modifications deemed necessary to prevent adverse affect to adjacent property.

By increasing open space and providing for improved circulation, the plan will be consistent with the intent and purpose of the zoning code, i.e., to promote public health, safety and general welfare.

The plan as approved shall be used only for multiple dwellings of the townhouse type as submitted by the developer.

Mr. Manson asked for a clarification on the policy of when a street is closed isn't the developer asked to donate a like amount for park purposes. Mr. Houston advised that the developer, in this instance, conforms to this.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-73-65

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Erik O. Furseth and Dr. Lawrence R. Mannausa to rezone a parcel at 604-612 and 526 W. Willow St. from "C" Two Family to "D-M" Multiple Dwelling District be denied.

"D-M" zoning would exceed that which is recommended on the Master Land Use Plan (4-10 dwelling units per net acre). The density allowed under "D-M" Multiple zoning would increase the load on facilities in the area. Overcrowding of land, without adequate light, air and open space is not in the community's interest.

The petitioner has indicated interest in developing under the Community Unit Plan, the Board recommends that this be encouraged.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Z-74-65

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Frank J. Card to rezone a parcel at 403-407-411 Dunlap St. from "A" One Family to "C" Two Family Residence District be denied.

The zoning for the entire area surrounding this parcel is "A" One Family Residential. The development that has occurred is single family residential. Increased density could have a detrimental affect on the single-family residential nature of the surrounding neighborhood and lead to further requests of this type.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-75-65

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Richard D. Cahill to rezone a parcel at 501 and 503 N. Walnut St. from "D" Apartment District to "D-1" Professional Offices District be denied.

The Master Land Use Plan and the Central City Study indicates this area as high density residential. This change would be contrary to the existing and future land use plan. Intermixed residential and non-residential uses is detrimental to both.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays—None.

Z-78-65

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by John L. Mulvaney to rezone a parcel at 4909 S. Logan St. from "A" One Family District to "F" Commercial District be denied and the Board further recommends that the developer be encouraged to develop residentially to supplement the present single family that dominates here and to complement the many commercial facilities that now exist.

This rezoning request does not fall within the overall zoning policy for South Logan St. introduced and adopted by the Planning Board, May 4, 1965, and adopted by City Council on May 17, 1965.

The land use around the entire periphery of this site is zoned and used as single family. Commercial areas should be physically separated from residential areas.

The investment of the state and community in the traffic carrying capabilities of Logan St. can and will be nullified unless judicious restraint is made in the zoning of abutting land.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-79-65

Motion by Campbell, seconded by Houston, that the petition to rezone the property at 900-902 W. Michigan Avenue from "C" Two Family to "D-1" Professional Offices District be tabled for thirty days, for further information on off-street parking and further review of its effect on the Central City Study Plan.

Motion carried unanimously.

Z-80-65

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Stella C. and Alexander P. Patchak to rezone a parcel at 3407 W. Mt. Hope Avenue from "A" One Family to "F" Commercial District be denied.

The Board believes that the opinion handed down by the Michigan Supreme

Court allowing full use of the North 5 acres of this property for mobile home park was reasonable.

"F" Commercial zoning would not only allow expansion of the mobile court but would allow a variety of uses on the site that would not be compatible with, or desirable to, the existing and future residential development in the area.

Further expansion of the mobile court use would complicate, if not preclude, a circulation pattern to efficiently serve the unplatted lands in the area, and would not allow for the extension of Cooley Dr., a dead-end street, approximately 1600 feet in length.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-81-65

Motion by Campbell seconded by Ingersoll, that the Board recommend to City Council that the petition by F. W. Lenz to rezone a parcel at 500 Blk. S. Park Blvd., described as:

Lots 178 and 179, South Parkwood Subd., City of Lansing, Ingham County, Michigan,

as filed be denied and that

Lot 178

remain "B" One Family and

Lot 179

be rezoned from "J" Parking to "B" One Family and further recommends that

Lots 180, 189 and 190, S. Parkwood Subd., City of Lansing,

be rezoned from "J" Parking to "B" One Family.

These lots were originally rezoned to accommodate a church site, which never materialized. The entire area is zoned and used as single family residential.

This change would create an isolated district unrelated to similar districts, i.e., spot zoning.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-82-65

Motion by Campbell seconded by Ingersoll, that the Board recommend to City

Council that the petition by Joseph B. Grammatico to rezone a parcel in the 1100 Blk. Pulaski St. described as:

Lot 8 and East 24 $\frac{1}{4}$ ft. of Lot 9, Blk. 3, Cadwell's Addition to the City of Lansing,

from "B" One Family District to "C" Two Family District be denied.

The entire area is zoned and used as single family residential. This change would create an isolated district unrelated to similar districts, i.e., spot zoning. Present zoning allows reasonable use of the land.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-83-65

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Richard T. Masters to rezone a parcel at 3024 N. Turner Street described as:

N. 99.8 ft. of S. $\frac{1}{2}$ of S. $\frac{1}{2}$ of N.W. $\frac{1}{4}$ of E. of Turner St., Sec. 4, T4N, R2W,

from "A" One Family to "H" Light Industrial District be denied as filed.

The Planning Board further recommends that the

South 10 ft. and the East 10 ft. of the property

be rezoned from "A" One Family to "J" Parking District, and

The balance of the property

be rezoned from "A" One Family to "G-2" Wholesale District.

Screening to consist of one of the following:

1. Dense evergreen planting of a mature height of 5 ft. to 5 ft. 6 in.
2. A cyclone type fence 5 ft. in height with interwoven slats.

The property on the north of this site was rezoned to "H" Light Industrial District on May 10, 1965. This zoning to "G-2" would encourage development of the land and it is felt that the uses that are allowed in this district would tend to provide a buffer between the industrial use and the surrounding residential development.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-84-65

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Peter Bilbija to rezone a parcel in the 1000 Blk. Raider at Hazel described as:

Lot 48, Raider's Subdivision,

from "C" Two Family District to "F" Commercial District be denied.

There is a block of well-kept residential dwellings on Raider Street. This zoning would encourage blighting conditions in this residential neighborhood and further encourage requests for "commercial zoning."

The size of the parcel is not large enough for orderly commercial development and to provide off-street parking.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-85-65

Motion by Campbell, seconded by Houston, that the Board recommend to City Council that the petition by Vincent P. Covello to rezone a parcel at 4312 S. Logan Street from "A" One Family to "F" Commercial District be denied as filed and that

The East 70 ft. of the West 150 ft. of Lots 2 and 3, Supervisor's Plat of Prosperity Farms No. 1, City of Lansing, except the East 10 ft. of the North 111 ft. thereof

be rezoned from "A" One Family to "J" Parking District and the

East 10 ft. of the North 111 ft.

be rezoned from "A" One Family to "F" Commercial District.

Screening to be provided along the West line of the "J" Parking Area except for a 25 ft. setback on Pierce Road, and to consist of one of the following:

1. Dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height.
2. A cyclone type fence 5 ft. in height with interwoven slats, and low evergreen plantings be provided along the 25 ft. setback on Pierce Road.

The commercial zoning to the north extends further into the residential area to the west, than that which is being petitioned for. The rezoning would facilitate the operation and expansion of the owner's business. The intent of this recommendation is to ultimately provide for the removal of the residential dwelling on the

site and provide for needed off-street parking which was taken away from this location with the widening of Logan Street.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

TRZ-3-65 (Z-106-65)

Motion by Campbell seconded by Houston, that the Board recommend to City Council that after analyzing the zoning and use of the property owned by Anthony P. and Ruth E. Nosal which is located at 2200-2208 W. Holmes Road and described as:

Lot 361 and the South 90 ft. of Lots 362 and 363, Pleasant Grove Subd. No. 1, Lansing Township, now City of Lansing, Ingham County, Michigan,

that the entire parcel be rezoned "E-2" Drive-In Shop District.

This referral came from City Council on March 15, 1965. The "E-2" rezoning would enable the owner to redevelop his site with a gasoline filling station and real estate office—which is now made possible because of the "D-1" zoning of the abutting property to the North. According to Sec. 36-34.1 (1) of the Zoning Ordinance any use permitted in the zoning classification of the abutting property on either side of the next higher zoning classification is permitted in an "E-2" zoning district.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

STREETS COMMITTEE

Motion by Houston, seconded by Manson, that the following resolution be adopted:

Two years ago the Lansing Planning Board made a sincere attempt to "run ahead" of the community and attempt to do something in the housing field. However, due to the lack of interest on the part of the community, we were not taken seriously. We are of the opinion that the only way this community can reduce segregated schools and bring any semblance of true integration in housing is to work for Social Urban Renewal.

By Social Urban Renewal, it is meant the physical and social development of a city which makes it a desirable place for all kinds of people, rich and poor, white, Negro and all races, to live and raise their children. This means more than tearing

down obsolete buildings and putting up modern houses and business buildings plus factories. It also means developing a pattern of social relations and of cultural life which makes the city attractive as a place to live for adults and children.

We are of the opinion by the nature of its existence that the Planning Board stands ready and able to assist any persons, public or private, in the orderly development of this community.

Some discussion was held on the resolution in regard to whether or not the staff would have time to undertake the project and if in reality, this was a matter for the Planning Board to undertake without stepping on another department or board's toes.

Motion carried unanimously.

ROW-5-65

Motion by Houston, seconded by Campbell, that this request to revert the alley in the 1700 Blk. Rundle, 700 Blk. Barnes and 700 Blk. Smith back to the owner, be referred to the Streets Committee.

Motion carried unanimously.

ROW-1-65

Motion by Houston, seconded by Reynolds, that the Board inform and recommend to City Council that they considered the alignment proposed by the Michigan State Highway Department for US 127 in and through the City of Lansing. The Planning Board, in accordance with Act 285 of the State of Michigan, and with Council resolution of January 18 1965, approved the proposed alignment with the following considerations:

1. The City of Lansing work with the traffic consultant of Frandor Shopping Center to coordinate the central traffic movement pattern with the proposed one-way pair access to the highway.
2. The various jurisdictions involved working cooperatively to obtain the additional needed right-of-way for the development of the pair system.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

ROW-6-65

Motion by Houston, seconded by Campbell, that the Board recommend to City Council that after considering the letter of April 22, 1965, from Cambridge Development Company asking for the abandonment of the Stub of Christine Street

as it extends west of Inverary, that the street be vacated subject to:

1. Removal and replacement of curb.
2. Payment to the City reasonable compensation for the City's share of the abandoned facility.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

S-14-65

Motion by Houston, seconded by Manson that the Board recommend to City Council that the final plat of Marilyn Plaza be disapproved and reconsidered when the hardbacks have been submitted and checked.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

S-13-65

Motion by Houston, seconded by Campbell, that the Board recommend to City Council that the final plat of Scotsdale No. 2 located in the 2800 Blk. of Waverly Road and submitted by Cambridge Development Company, be approved subject to:

1. Submittal to the Planning Board a letter from the Board of Water and Light certifying that a mutual understanding has been reached on all engineering and financial arrangements.
2. Submittal to the Planning Board evidence that all construction plans have been approved, cost estimates have been filed, and the Plat Act has been complied with regarding accuracy of survey.
3. Financial guarantees be provided in compliance with Lansing Subdivision Regulations prior to signing of municipal seal.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

URBAN RENEWAL

Motion by Reynolds, supported by Houston, that the Board approve and recommend to City Council the changing of the Urban Renewal Project No. 1 parcel uses for the plaza areas on parcels 11 and 13 in the 200 Blk. of North Washington.

This change will not cut down the size of the area, but will change the proposed location of buildings and greenways in blocks 11 and 13 so that it can be used for alternative uses.

Some discussion followed in regard to the hearing to be held on Tuesday, July 6th, 1965.

Motion carried by the following vote:

Yeas: Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

ORDINANCE

Motion by Ingersoll, seconded by Campbell, that the Board recommend to City Council that the following zoning amendment be adopted:

Sec. 36-42—Nonconforming uses.

(10) Small animal hospital; provided, however, such buildings occupy not over twenty-five percent of the total area of the lot and will not have any serious depreciating effect upon the value of the surrounding property; outside runs will be prohibited and provided further, the building shall be set back from all yard lines a distance of not less than two feet for each foot of building height, but at no time shall the yard requirements be less than what is required in the zoning district in which the property is located.

Under definitions the following would be added:

(O) Small animal hospital, a place where household pets are given medical or surgical treatment. Use as a kennel shall be limited to short time boarding and shall only be incidental to such hospital use.

The Board members requested that a copy of the amendment be mailed to them.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Mr. Campbell left at 10:30 p.m.

CAPITAL IMPROVEMENTS

Mrs. Bretz reported that the City Council did not completely accept the supplement to the Capital Improvements Program for this year. The items will be reconsidered in the 1966-71 program.

PLANNING DIRECTORS REPORT

The Planning Director advised that he had talked to Vilcan Leman and Associates and the draft text for the Zoning Ordinance should be received next week.

OTHER COMMUNICATIONS

Z-171-64

The thank you letter from Bruce Maquire, Jr., was read and ordered placed on file.

NEW BUSINESS

The Planning Director presented a map showing the areas of the Central City study.

Mr. Manson queried about increasing the commercial from Shiawassee down to Hillsdale.

On the Governor's Residence, Mr. Guernsey advised that this matter is now in discussion with the legislators. There also has been some mention that they may decide to use Ferris Park.

This matter is to be taken up at the next special meeting.

The letter from Leo Farhat pertaining to the Board of Appeals and the Planning Board was read, and the Board asked that each of them be mailed a copy.

It was mentioned to the Board that Councilman Bradshaw had questioned the decision of the Board when it held a Community Unit hearing on Saturday morning at 8:00 a.m. The Board advised they felt this meeting was no hardship on the petitioners or interested neighbors as there was a large turnout for the meeting possibly larger than when the meetings were held in the evening.

Z-10-65

The City Council had referred back to the Planning Board the petition by Dr. Oral Grounds to rezone the property at 2835 E. Mt. Hope Avenue from "A" One Family to "F" Commercial District.

Matter was referred to the Zoning Committee.

Z-65-65

Mr. Vernon C. Fountain, Planner V, reported to the Board that Mr. Jerry Lee had requested reconsideration of the zoning application recommended for denial last month due to a possible misunderstanding of the planned use.

Motion by Houston, seconded by Ingersoll, that the Board recommend to City Council that upon receiving additional information regarding the rezoning of the property at 317 W. Lapeer St., recommends that the petition be denied as filed and that the

East 45 ft. of Lot 12, Block 71
Original Plat, City of Lansing,

be rezoned from "C" Two Family to "D" Apartment District and the

East 45 ft. of Lot 12 Block 71,
Original Plat, City of Lansing,

be rezoned from "C" Two Family to "J" Parking District.

Screening to consist of dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. around the parking area, except for the established residential set-back on Lapeer St.

The parking area to be lighted with 2/10 lumens light per sq. ft. so directed on the parking area not to affect adjacent property owners.

The Master Land Use Plan indicates this area as high density residential (10-20 dwelling units per net acre). This property is to be used for parking and over-all development of Lot 2 fronting on Seymour Street.

Motion carried by the following vote:

Yeas: Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Motion by Houston, seconded by Bretz, that the next regular meeting of the Planning Board be held on Thursday, July 1st, rather than on July 6th, because of the Public Hearing on the Urban Renewal Project which will be held at that time.

Motion carried unanimously.

Meeting adjourned at 11:36 p.m.

RAYMOND C. GUERNSEY,
Secretary.

C

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, May 25, 1965

ROLL CALL

Present were: Bretz, Reynolds, Houston, Fink, Manson, Ingersoll—6.

Absent: Messrs. Campbell and Manz—2.

HEARINGS

Z-135-64

The Director explained the principles of the Community Unit Plan, and its purpose.

Mr. Leonard Farber gave a background of the Rivers Edge Subdivision. They now feel that this area needs a multiple type of housing. They originally requested in two petitions commercial and multiple family buffering the residential subdivision. Their multiple consists of 11.27 acres. They propose 3 sets of clustered buildings around the parking area and a lot of open area between them.

Mr. Campbell came in.

Mr. Campbell asked if they were showing a typical floor plan area, and Mr. Farber advised that this is the plan they would like to use, but it may be subject to change. Mr. Campbell further asked about the number of units and the height, and was advised that there would be 12 family units, and the buildings would be two stories high. Mr. Campbell asked about the number of bedrooms and received the reply that basically they would be two and one bedroom. Mr. Fink asked about the number of efficiencies, and was told that they were doubtful. Mr. Manson asked if the same basic plan would be used for all the buildings, and they advised that the exteriors would be different, but the interiors would remain constant. Mr. Farber reiterated that he could not promise that this would be the plan that would be used, but they would be making every effort to keep the apartments rented. Mr. Manson explained that in view of the privileges granted under the Community Unit Plan, the Board would like to take a better view of the plans. The plan of the building itself does not exploit the benefits that should be able to accrue to people that will be living in this place.

Mr. Farber then explained that they have three groups of buildings, each self contained around their own parking area which is extremely desirable. By doing this they have left quite substantial open area between the buildings which is also very desirable. If they attempted to make full use of this by setting each building in its own site, they would find that they would reduce the amount of open area. They have taken advantage of bus schedules. As far as density, they have just over 11.02 units per acre.

Mr. Manson mentioned that buildings parallel to parking becomes monotonous and uninviting, dead end parking bays also monotonous.

Mr. Farber said he would have to rely on planners for that, but felt that maybe a plan that looked good on paper would not be livable. He further stated that from a livability standpoint the closer the parking to the living unit, the more desirable it is.

Mr. Manson advised that he agreed and that 125 ft. is the maximum that anyone should have to walk to their parking space, however, he would like to see something better than the two buildings 100 ft. long, with a strip of parked vehicles 250 ft. long.

Mr. Farber advised he agreed, but by the time this parking area were buffered with plantings, the advantage gained by separating these buildings, would defeat the beauty being looked for.

Mr. Fink asked if the living room areas would face into the court area and was advised that they would come into this. A further discussion was held on the fact that the buildings would be made as livable as possible and that people did not look out their windows from the living rooms.

Mr. Reynolds asked about the rental and was advised that the developers plan to finish this rezoning and have the apartments rented long before the houses go in the area, so that anybody buying there will know there is going to be multiple so that they won't be faced with the prospect of attempting to rezone after the families are there.

Mr. Brown gave some figures and facts relating to the site, particularly the fire department requirements.

Mr. Manson asked about the number of apartments in each building and was told there would be 12, and parking for about 65 cars.

Some discussion was held in regard to any changes that might wish to be made and the developer was informed that any changes that would be made to the buildings, grounds, parking, etc. would have to be approved again by the Board.

Motion by Houston, that the staff meet with Mr. Farber and his people and to try to make a recommendation for the regular meeting on next Tuesday.

Motion carried unanimously.

Mr. Houston mentioned the Central City Plan, and stated that he hoped it could be adopted soon, for the benefit of the School Board concept.

Mr. Houston left the meeting.

APPROVAL OF MINUTES

Motion by Campbell, seconded by Reynolds that the minutes of the meetings of April 6 and 24 be approved as read.

Motion carried unanimously.

ZONING COMMITTEE

Z-101-65 (formerly BP-6-65)

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the Special Use Permit under Section 36-42 (2) of the Lansing Zoning Code, requested by the Ingham County Home Association for the Women's Home at 610 W. Willow Street be granted. The Board believes the proposed use would not seriously affect traffic conditions, over-tax public utility facilities, or be detrimental to matters pertaining to the general welfare.

The proposed use should meet the parking requirements of the "D" apartment district.

Screening of dense evergreen plantings be provided along the North line of Lot 48 except for a 25 ft. setback on Chestnut St., also along the North and West line of Lot 44, except for a 25 ft. setback on Willow and Chestnut Streets.

Motion carried by the following vote:

Yeas: Bretz, Reynolds, Fink, Manson, Ingersoll, Campbell and Houston—7.

Nays: None.

STREETS COMMITTEE

S-6-65

Motion by Houston, seconded by Campbell that the Board approve the preliminary Plat of Bondarenko Subdivision be approved subject to the following:

1. That lot lines be adjusted so that all lots front on cul-de-sac.
2. That cul-de-sac be improved to city standards and dedicated.
3. That an additional 17 ft. R.O.W. be dedicated parallel to Logan St.
4. Construction and improvement drawings be submitted and approved prior to filing final plat (see Subdivision Regulations p. 11, 12 and 13).
5. Arrangements be made for improvements and inspection of improvements (see Subdivision Regulations p. 21).
6. A 10 foot easement be provided along lot lines as shown and a 5 ft. walk, centered in the easement, be constructed to city standards to permit access to school.
7. That a 2 ft. easement be provided parallel and abutting Logan St. on which no driveways will be permitted, except for 25 ft. at extreme North of parcel and 25 ft. at extreme South.
8. That all required easements shall be recorded on the face of the plat (see Subdivision Regulations addendum, page 3).
9. That this approval expire one year from date of Board's action.

Motion carried by the following vote:

Yeas: Bretz, Fink, Reynolds, Houston, Ingersoll, Campbell—6.

Nays: Manson—1.

ORDINANCE COMMITTEE

Motion by Ingersoll, seconded by Campbell that the request for zoning ordinance change that was tabled last month, be removed from the table.

Motion carried unanimously.

Motion by Ingersoll, seconded by Houston that the Board recommend to City Council that the zoning ordinance be amended as follows:

Section 36-21 (4) the office of a physician, Osteopath, Chiropractor, Chiropodist, Optometrist, Dentist

be deleted from the "C" two family district.

This amendment is based upon the need to improve the equity of the ordinance to treat all persons and professions alike to

prevent the indiscriminate office uses in residential areas which should in the long run, in the best interest of the community, be preserved for residential use.

Motion carried by the following vote:

Yeas: Bretz, Houston, Fink, Manson, Ingersoll, Campbell—6.

Nays: None.

Abstain: Reynolds—1.

FINANCE COMMITTEE

Motion by Manson, seconded by Ingersoll that the following request for the transfer of funds be approved:

From:

170-110 Salaries & Wages	\$6,400
	<hr/>
	\$6,400

To:

174-232 Professional Serv Fees	\$5,400
170-250 Conference Expense	100
170-122 Part Time Help	700
170-301 Office Supplies	200
	<hr/>
	\$6,400

Motion carried by the following vote:

Yeas: Bretz, Reynolds, Campbell, Fink, Manson, Ingersoll—6.

Nays: None.

OTHER COMMUNICATIONS

Mr. Houston mentioned the landscape architecture films that will be shown at Michigan State University School of Urban Planning and Landscape Architecture on Tuesday, May 25, Thursday, May 27, Tuesday, June 1 and Thursday, June 3, from 8:40 to 10:00 A.M. in Room 128 of Erickson Hall.

Meeting adjourned at 11:45 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, July 1, 1965

ROLL CALL

Present were: Fink, Heino, Houston, Ingersoll, Manson, Reynolds and Black—7.

Absent: None.

ELECTION OF OFFICERS

Motion by Ingersoll, seconded by Bretz that Mr. Russell H. Fink be nominated for Chairman. Motion by Reynolds and supported by Black that the nominations be closed and a unanimous ballot be cast for Mr. Fink.

Motion carried by unanimous vote.

Motion by Manz, supported by Reynolds that Mr. Kenneth C. Black be nominated for Vice Chairman. Motion by Manz, supported by Heino that the nominations be closed and the ballot unanimously be cast for Mr. Black.

Motion carried by unanimous vote.

Meeting called to order at 7:36 P.M. by Chairman Russell Fink.

Mr. Fink thanked the board for their support in the re-election and stated he will work for the betterment of the City of Lansing. He offered his congratulations to Mr. Black.

Z-157-64

Motion by Ingersoll and seconded that the hearing on the revision of the Community Unit Plan submitted by Gordon L. Long for property located in the 3000 Blk. of So. Washington Avenue be held at 7:30 P.M. on Tuesday, July 20th, 7:30 P.M. in Court Room No. 1.

Motion carried by a 7 yea 1 Nay vote.

Z-102-65

Mr. Carl L. Reagh, attorney, appeared for Mr. Keith Hamilton in behalf of the petition to rezone the property at 5436 S. Cedar St. from "F" Commercial to "H" Light Industrial District and stated that the petitioner had been in some 4 to

5 months ago to get this property rezoned to conform with existing use. The petitioner had the repair of automobiles prior to the annexation to the City, and now the petitioner wants to bring his business into conformance with the zoning code.

Mr. Reynolds asked if they were not asking for more space to be rezoned than they were using and Mr. Reagh advised "No."

Mrs. Bretz asked if petitioner sold used cars and was informed "yes."

Mr. Ingersoll asked if the petitioner wishes to expand his present facilities and was advised "no."

Mr. Black asked if the property was in conformance before annexation. Mr. Reagh replied that Mr. Hamilton owns both properties now. Property to the south was purchased after annexation. The houses have been removed on the south and Mr. Hamilton is living in the other house.

Matter was referred to the Zoning Committee.

Z-103-65, Z-104-65, and Z-105-65

Mr. Carl L. Reagh, attorney, appeared for Mr. Leon LeGrand in behalf of the petitions to rezone the property on Walton Drive described as:

Lot 9, Meadow Wood Subdivision

from "A" One Family to "C" Two Family, and the N.E. corner of S. Logan and LeGrand Avenue described as:

The East 88 ft. of Lot 17 of Meadow Wood Subd.

from "D-M" Multiple to "J" Parking and "F" Commercial, and the SE corner of S. Logan and LeGrand Avenue described as:

The East 88 ft. of Lot 18 of Meadow Wood Subdivision

from "A" One Family to "J" Parking and "F" Commercial District and advised that this property is south of Topps. The rezoning is asked for as a buffer between

the residential and commercial. They do not feel that they can build one family residences on them. They would like something more in the nature of Commercial-Professional type, which would be nice for the entrance of this area.

Mr. Black stated the first house coming from LeGrand is a nice apartment house. The one family houses are the same. Mr. Reagh stated the multiple will be a buffer between Logan and Lot 16. One families are on Lot 10, and Lot 12. Lot 9 is to be two family.

Matter was referred to the Zoning Committee.

Z-107-65

No one appeared in behalf of the petition to rezone the property at 515-517-W. Madison Street from "C" Two Family to "D-M" Multiple Dwelling District.

Matter was referred to the Zoning Committee.

Z-108-65

Mr. Harold K. Bodine, Ingham Home Realty, appeared for Mr. Leo McFarland, owner, in behalf of the petition to rezone the property located in the 4100 and part of 4200 Blk. of N. Grand River Ave. (U.S.-16) described as:

Lots 115, 116, 117, and 118 of North-western Subdivision

from "A" Residential to "E" Apartment Shop and advised that they had contacted all the property owners in the subdivision and have obtained written sanction to correct the deed restrictions. A copy will be submitted to the Board.

Mr. Ingersoll asked if they had anything in the way of renderings of what is going on and was advised that they will be supplied to the Board. They would like to have a beauty salon and professional photo shop in this building. A grocery is next door to this property.

Matter was referred to the Zoning Committee.

Z-109-65

Mr. F. B. Plasman, Asst Dir., appeared for Edward W. Sparrow Hospital Association in behalf of the petition to rezone the property located at 1116-1116A-1116B Jerome Street from "D-M" Multiple to "D" Apartment or "J" Parking District and advised they would like to utilize this property for parking space.

Mr. Fink advised the petitioner that they did not need the "D" zoning if they wished

to use this area for parking only, and Mr. Plasman advised the zoning request was to make the property consistent.

Mr. Ingersoll asked if this land were on the east side and Mr. Plasman replied that part is to be used for building and part for parking.

Mrs. Bretz asked about the three houses on the west and if they belonged to the hospital. Mr. Plasman stated that these were owned by the hospital association and all the structures have been removed.

Matter was referred to the Zoning Committee.

Z-110-65

Mr. William Warner appeared for Mr. Gordon L. Long in behalf of the petition to rezone the property at 639 E. Jolly Road from "A" One Family to "D-M" Multiple and "D-1" Professional Offices District and advised they wished to develop multiple and professional uses with a Jolly Road frontage. There is a welding shop adjacent. The single family house should be razed as the grading of the lot is above the house.

Mr. Black asked about the adjacent ownerships and was told they were various.

Mrs. Bretz asked which street was the first street west, inasmuch as some of them don't run through, and was advised that it was Aurelius.

Mr. Warner advised that the residential cannot be made acceptable from a mortgage standpoint or builders standpoint.

Matter was referred to the Zoning Committee.

Z-111-65

Mr. William Warner appeared in behalf of the petition to rezone the property at 1320 Miller Road from "A" residential to "D-M" Multiple and reported that the West boundary is a Consumers easement right-of-way of 50 feet with power lines. Lying immediately to the west are single owned homes running from Miller Rd. to the highway property. South of this is owned by the Highway Department, State of Michigan.

Mr. Black asked if this property 60 x 300 had access to Miller Road and was advised that the property is vacant and the adjacent road, Waycross, would be used for ingress or egress.

Mr. Reynolds asked about a school in the area. The school board is not desirous of this property at the moment and then their decision will depend on the number of children. Mr. Warner said he understood the school board had turned it down.

The Secretary reported that several pieces of property east of Marscot Meadows is being considered. Mr. Warner advised that they are interested in property South of Marscot at the present time.

Matter was referred to the Zoning Committee.

Z-112-65

No one appeared in behalf of the petition to rezone the property at 933 Northrup from "A" One Family to "C" Two Family Residence District.

Matter was referred to the Zoning Committee.

Z-113-65 and Z-114-65

Mr. Roland Rhead appeared for Mr. Everett L. White in behalf of the petition to rezone the property at 506 W. Saginaw Street from "C" Two Family to "D" Apartment District and explained the uses around this property. This site is presently used for three families and is non-conforming. He further stated that he has purchased the property from Mr. White and it is his desire to put a 10-family California-type luxury apartment, all two bedrooms. He presented a rendering to the Board. He believes that this would be a very desirable spot and very upgrading of the area. The property next door is not in good shape and this will be a distinct improvement of the area. Total area is 13,000 sq. ft. and will take 10,000 for building with adequate parking using cars.

Mr. Reynolds asked about Pine St. These lots are all very narrow and heavily utilized. They do not believe they could be purchased at a reasonable price. The present one-way presents no turn problem.

Matter was referred to the Zoning Committee.

Z-115-65

Mr. Richard C. Claucherty, realtor, appeared for Peter & Laissa Novello in behalf of the petition to rezone the property at the NW corner of S. Logan and I-96 westbound exit described as:

Beginning at the intersection of the E. $\frac{1}{4}$ line of Sec. 7, T3N, R2W, with the limited access right-of-way of highway I-96 ramp as recorded L. 806, p. 1063, ICR, thence East 32.41 ft. along the ramp to the East right-of-way line of highway M-99 (65 ft. from center line), thence Northeasterly along M-99 (N. $44^{\circ} 19' 43''$ E.) 340 ft. thence Northwesterly to the $\frac{1}{8}$ line at a point 465 ft. North of the point of

beginning, and thence South 465 ft. to point of beginning.

from "A" One Family Residential to "F" Commercial and reported that this came into the city as "A" One Family and the oil company wishes to purchase. The oil company reports everything is favorable for the erection of a station. He cannot see where this would be of much value as a residential use because of the interchange and Logan, and feel that commercial would be the best use.

The Secretary asked Mr. Claucherty if he were aware that there were a number of service stations in the area. Mr. Claucherty advised that the oil company wants a station on three of the corners.

Matter was referred to the Zoning Committee.

Z-116-65

Dr. Richard G. Chaplin appeared in behalf of the petition to rezone the property at 1934 and 1922 Thompson Street from "C" Two Family to "D-1" and "J" Parking Districts and advised that he has offered to purchase the property at 1922 from Otto and Lucile Hart for parking. His practice has become so large where he cannot handle it and would like to take on another doctor. He has received no complaints so far but anticipates a problem in parking on the street. He wants this property for parking and office space rezoned for a doctor's office.

Mr. Reynolds asked about the lot in between, and Dr. Chaplin stated that he had tried to purchase it for \$2,500, and was turned down. Others have also offered him similar amounts but he doesn't want to sell. It is a vacant lot, and the owner doesn't want to do anything with it.

Mr. Reynolds asked if the petitioner were using his home for an office now and Dr. Chaplin replied "Yes."

Matter was referred to the Zoning Committee.

Z-117-65

Mr. Donald A. Hines, attorney, for General Motors, appeared in behalf of the petition to rezone the property in the 1300 and 1400 blocks of Albert St., the 1000 block of Birch St., and the 1300 block of Olds Avenue described as:

All of Block 1, except the following parcels: Lots 1 and 2, except the South 38 ft. of said lots; Lot 3; Lot 7, except the East $11\frac{1}{2}$ feet thereof;

All of Block 2, except the South 50 ft. thereof

Both blocks being in Holmes and Son's Subdivision of Lot 1, Block 20 of Townsend's Subd. of N. fractional of Sec. 20, T4N, R2W, City of Lansing, Ingham County, Michigan

and also,

All of Lots 19 to 25, inclusive of Subdivision of Outlot "A" Stebbins-Moore Replat of Lots 1 and 2, Block 13 and Lot 2, Block 20 of Townsend's Subdivision of the North part of Sec. 20, T4N, R2W, City of Lansing, Ingham County, Michigan

from "B" Residence District and/or "H" Light Industrial District to "I" Heavy Industrial District and stated that a survey of the two subdivisions had been made, and General Motors had purchased same. He showed a copy of the survey and explained the property in this petition. General Motors wants to use this property for future industrial expansion, and they believe this is in accord with the Master Plan.

Mr. Reynolds asked about the Birch Street Interchange. Mr. Hines explained that it would be widened.

Mr. Black asked if there were one family houses on the property. Mr. Hines said this property had been acquired within the last 8-10 months and with but one exception, all the houses had been removed and the remaining house will be removed shortly.

Mr. Black asked further if this area was to be used for industrial or parking and Mr. Hines advised that he was not capable of answering, but General Motors wanted the area for industrial when needed.

Mr. Hines further mentioned the deed restrictions, and stated that they felt that this applied only to residential dwellings.

Mr. Manz questioned the "D" zoning on the river bank.

Matter was referred to the Zoning Committee.

Z-118-65

Mr. John Cote, attorney, appeared for Louis and George Eyde and Thomas F. Kegan in behalf of the petition to rezone the property in the 1500 block of No. Waverly described as:

S. 7/20 E. 20.45 A. of W. 40.9 A. of that part of NW frl. $\frac{1}{4}$ lying S. of Grand River exc. S. 980 ft.; Sec. 7 and S. 7/25 W. 20.45 A. of that part of the NW frl. $\frac{1}{4}$ lying S. of Grand River exc. S. 980 ft.; Sec. 7, Block 25

from "A" One Family residence to "D-M" multiple dwelling district and explained the terrain of this property and said that the land does lend itself to residential type

use, yet not lend to commercial, and it is felt the most suitable use of the property would be multiple or apartment.

Mr. Morris Stein, architect, presented renderings and showed the board an aerial explaining their plans for construction on this site, part of which is still in the township. He advised that it was once considered for platting, but out of the 27 acres, only 25 lots could be laid out because of the topography. Their plans call for the retention of the wooded area with the buildings being placed on top of the bank. They would also like to leave the hedge and shrubs on the East. The south portion is not buildable but would be reserved for a recreation area. One of the structures to the extreme South would be removed for a drive and would have plantings on both sides. Buildings on the east would be 130 ft. from the property line. A cul-de-sac would end the drive at the North. Each building would be one or two units. He presented a drawing to each board member designating the location of parcels, the area and the apartment units for each. The lowest square footage would be about 14,000 and the average would be about 3 times above the required amount. 52,000 sq. ft. are reserved for pool and recreation area. There would be about 40 ft. from the parking areas to the buildings. They prefer to retain the beauty of the area.

Mr. Reynolds asked if the East side would be the same height as the other sides and was advised they will follow the natural lay of the land.

Mr. Manz asked if this would have a private drive and was advised they will dedicate the drive from Willow north to the City.

Mrs. Bretz asked about the two or three houses on Willow and Mr. Cote advised that two of them will stay and one will be removed for the drive.

Mr. Cote further added that they feel there is a demand for this type of dwelling.

Messrs. George and Louis Eyde introduced themselves.

Matter was referred to the Zoning Committee.

Recess from 9:00 to 9:35 P.M.

BUSINESS SESSION

Correction of Minutes

Mr. Houston stated that on Page 16 of the minutes of June 1st, he would like to have a portion deleted. Discussion followed.

Motion by Houston, seconded by Reynolds that the minutes of June 1st, be approved with the deletion of the following:

Some discussion was held on the resolution in regard to whether or not the staff would have time to undertake the project and if in reality, this was a matter for the Planning Board to undertake without stepping on another department or board's toes.

and that the minutes of May 4th be approved.

Motion carried unanimously.

Mr. Houston offered the following resolution:

"At our June meeting, I proposed the resolution on Social Urban Renewal which means the physical and social development of a city which makes it a desirable place for all kinds of people, rich and poor, white, Negro, and all races, to live and raise their children.

If we fully accept our roles as a Planning Board—we can now play a major role in terminating racial and class segregation in our city. Especially since fighting poverty and discrimination has again become respectable.

The Community Renewal Program under the advisement of the Federal government requires that we take note of the great inequalities in our community—both physical and social. Indicative of the changing mood, and yet a welcome step is the growing concern with developing techniques for creating residential rehabilitation for low income families. Objective 4, Page 4, of the Master Plan charges us to designate areas, whether suitable for residential or non-residential use, where clearance or redevelopment may be in order, indicating also areas where rehabilitation is needed; determining the means for accomplishing each. It is still this Board's responsibility to recommend sites to the City Council. In connection with this thought I now recommend that this Board establish as policy on low income housing the following:

That suggested sites for low income housing be integrated with suggested sites for middle income housing.

This sociological theory was supported recently by Urban Renewal Commissioner William S. Slayton (Philadelphia speech) when he said "If (Urban Renewal) succeeds in providing only better housing, but fails to help the families break out of past patterns of segregated living, it will have missed a major goal." and by Public Housing Commissioner Marie C. McGuire who said—"Programs now under way in the low rent field will eliminate economic ghettos and the identification of (Public Housing) as housing for the poor."

As city planners, we can play an important role in fighting against obvious cases of educational discrimination and in creating equal opportunities for all, but

our role in this and related areas of concern will become far more significant when it is seen that meaningful social integration will result only after social and economic opportunities approach equality. However, equal opportunity is not much of a goal until a time dimension is applied to its establishment.

The professional planner has the technical skills which will permit him to contribute to the increase of opportunities for people who are presently denied them. There is much that can be done to clarify issues and appraise alternative solutions.

As a Board, our task is greater than analysis and clarification. We continue to suggest goals and take a strong hand in shaping solutions to the primary urban problems.

Mr. Manz asked if the board had a right to make a recommendation on the type of houses to be built and can we designate income types of housing?

Mr. Houston replied that both public and private agencies will work with the Housing Director to bring about an equitable solution.

Mr. Black stated that he would like to have it referred to the Executive Committee for a report.

Mr. Houston advised he didn't agree with waiting and referred to the Master Plan objective No. 4.

Mr. Black stated he felt this resolution was asking the board to adopt a major policy without proper study.

Motion by Black, seconded by Heino that the resolution be tabled to mid month meeting, with a copy of the resolution to be mailed to the board as soon as possible.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Ingersoll, Manz and Reynolds—7.

Nays: Houston—1.

Mr. Houston remarked that this was a precedent.

REPORTS

Mr. Fink explained the Zoning process to those in the audience.

ZONING COMMITTEE

Z-10-65

Motion by Houston, and seconded that the petition by Dr. Oral Grounds, Jr. to rezone the property at 2835 E. Mt. Hope

Avenue from "A" One Family to "F" Commercial District, referred back from Council on May 17th, be tabled for final disposition on the proposed amendment to the Zoning Code regarding Special Use Permits.

Motion carried unanimously.

Z-79-65

Motion by Houston and seconded, that the Board recommend to City Council that the petition by Russel Lawler to rezone a parcel at 900-902 W. Michigan Avenue described as:

East 99 ft. of Lot 2, except the North 44 ft., Block 7, Claypool Subdivision,

from "C" Two Family to "D-1" Professional Offices District be granted.

1. Due to the mixed uses in this block it is felt that this type of use will not be detrimental but will buffer the surrounding area.
2. It is felt that the existing building is suitable for this type of use.
3. Upon the granting of this petition we recognize the exception that is being made to this site due to the adjacent area to the North and the nature of the structure that is being requested for rezoning and do not wish to have this considered as an established pattern of precedent suggesting we would be favorably dispensed to consider other rezonings of this nature in the same geographical area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Z-86-65

Motion by Houston and seconded, that the Board recommend to City Council that the petition by Antoinette E. Kull to rezone a parcel at 701 E. Mt. Hope Avenue from "C" Two Family District to "D" Apartment District be denied.

The Master Land Use Plan recommends that development occur in this area at a minimum density (4-10 families per net acre). The proposed zoning classification could result in more than tripling the recommended density.

Further, there is presently an acute problem in this general area resulting from the proposed vacation and sale of the Christianity School site and consideration of splitting the Christianity attendance area between Maplewood Elementary school and Mt. Hope Elementary. Any substantial

change in the existing school enrollment in this area could result in the needed construction of a new elementary school unit at the taxpayers cost amount to approximately one-half million dollars.

Mt. Hope Ave. is presently, at traffic carrying capacity. Additional increase in density in this area would hinder traffic flow through the area.

"D" Apartment zoning would allow a density out of character with the area, and the Master Land Use Plan.

The Board feels that the lots could be replotted and developed into two-family, for which the property is now zoned. This would be more in keeping with the proposed density and the surrounding area.

The size of structure allowed in the "D" Apartment zone would tend to cut down on light, air, and view to the established residential area.

Z-87-65

Motion by Houston, and seconded, that the Planning Board inform City Council that the recommendation on the petition by Gwen Busby, Robert D. and Rose T. Brunson, Sunny and Margaret Bruce, Arthur and Mary Primas, Josephine Morrison, Arthur Cobb and the Shell Oil Company to rezone a parcel at 1017, 1019, 1021, and 1023 W. Main Street also 811 and 813 S. Logan Street from Two Family Residence to "F" Commercial District did not pass. The motion received 5 yeas and 3 Nays votes. The requisite number in a rezoning recommendation is six.

The Zoning Committee recommendation to the Board on this petition was as follows:

That the petition be denied. It is further recommended by both the City Traffic Department and the State Highway Department that a minimum of 35 ft. radius corner be provided on the Southeast corner of Logan and Main, with the development of this site. Rezoning of the site is premature when considering the future development of the I-496 freeway system, being constructed in the near future.

Some of the Board's comments before voting on this petition were:

Mr. Houston stated that the Master Plan shows this area designated as heavy industrial for the possible expansion of industrial development.

Mr. Fink mentioned acquiring property adjacent or in another area for highway and industrial use was the committee's feeling when making the decision.

Mr. Reynolds asked if the highway would have anything to do with this?

Mr. Houston stated that trucks have to make this turn. I-496 will probably require a part of the corner.

Mr. Reynolds mentioned that the petitioner could buy the two houses next to the church.

The Secretary explained meetings between the staff and the petitioner and about setting the station back from the corner.

Mr. Black asked if the staff had inquired about the option and how long it was valid.

Mr. Manz stated that this might be one way to make up for the gas station tax revenues, for the one across the street. Their stations will enhance the area.

Mr. Houston made the recommendation that they could use the parcel at the NW corner of Logan and St. Joseph and across from the freeway and this would still be in the general area.

Mr. Black asked about the relocation of other businesses along the perimeter streets and was told there was only one that was known.

Z-88-65

Motion by Houston, and seconded, that the Board recommend to City Council that the petition by Claude Hovey to rezone a parcel at 1205 E. Saginaw, 707 and 709 Cleveland Street described as:

Comm. 51 ft. W. of the SE corner of Lot No. 15, James Seymours Subd., City of Lansing, Ingham County, Michigan, thence N. 66 ft., thence W. 72 ft., thence S. 66 ft., thence E. to beginning

The South 66 ft. of Lot No. 3, all of Lot No. 4, except the West 14.95 ft. of the North 33 ft. and the East 25 ft. of Lot No. 5, Block No. 1, F. C. Taylor's Replat, City of Lansing, Ingham County, Michigan

The North 33 ft. of Lots No. 1, 2, and 3, the West 14.95 ft. of the North 33 ft. of Lot No. 4, the West 113.55 ft. of Lot No. 5, Block No. 1, F. C. Taylor's Replat, also that part of Lot 15, James Seymours Subd. described as comm. 66 ft. North of the SE corner of said Lot, thence North 66 ft., thence W. 54 ft., thence S. 66 ft., thence E. to beginning, City of Lansing, Ingham County, Michigan

from "J" Parking and "B" One Family to "D-1" Professional Offices and "G" Business District be denied as filed.

The Board further recommends that:

Comm. 51 ft. West of the SE corner of Lot No. 15, James Seymours Subd.,

City of Lansing, Ingham County, Michigan, thence N. 66 ft., thence W. 72 ft., thence S. 66 ft., thence E. to beg.

be rezoned from "J" Parking to "D-1" Professional Offices District and

that part of Lot 15, James Seymours Subd., described as comm. 66 ft. North of the SE corner of said Lot, thence N. 66 ft., thence W. 54 ft., thence S. 66 ft., thence E. to beginning, City of Lansing, Ingham County, Michigan,

be rezoned from "B" One Family to "G" Business District.

Extending the zoning as requested would tend to open the residential area along Cleveland St. for future rezoning requests. This is a situation where industrial and warehouse uses are located without adequate land for expansion and provisions for off-street parking.

Further encroachment of these uses into the residential neighborhood would not be in the best interest of the community and would be detrimental to the residential area. It has been the Board's policy in the past to hold the existing boundaries of the industrial area as established.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Z-91-65

Motion by Houston and seconded, that the Board recommend to City Council that the petition by Thomas P. Corr to rezone a parcel at Frandor Shopping Center from "J" Parking to "F" Commercial District be denied.

This area of Saginaw Street carries high volumes of traffic. The number of traffic accidents occurring in the Saginaw - M-78 - US-16 intersection have greatly increased. It is felt that the placement of this sign will distract and be a threat to the vision of motorists.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Z-92-65

Motion by Houston and seconded that the Board recommend to City Council that the petition by Eugene Goodman to rezone a parcel at 409 W. Jolly Road from "A" One Family to "D-M" Multiple Dwelling District be denied and that the owners be encouraged to plat the land.

The Master Land Use Plan indicates this area as low density (2-3 dwelling units per net acre). Much of this land and the surrounding area is undeveloped and unplatted. Platting of the land should precede any future development. This would be in keeping with community interests and would seem to be more advantageous to the property owners.

This change would be contrary to the established land use pattern.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Z-93-65

Motion by Houston and seconded that the Board recommend to City Council that the petition by Frank Sanzica to rezone a parcel at 729 W. Lenawee from "C" Two Family District to "D" Apartment District be denied.

The lot is small in size which does not make it conducive to orderly development.

The size of the structure proposed would be out of character with the existing dwellings in the block and would tend to reduce light, air and view of adjacent properties.

Future development of this area toward a higher density should move on a larger site plan development, rather than small isolated parcels of land.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Z-94-65

Motion by Houston and seconded that the Board recommend to City Council that the petition by T. Pauline Fleming to rezone a parcel at 1738 Glenrose Avenue from "A" One Family to "D-M" Multiple Dwelling District be denied and the property be zoned "C" Two Family.

This location does not meet the recommended policy criteria for apartment zoning.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Z-95-65

Motion by Houston and supported that the Board recommend to City Council that the petition by Donald R. Sprayer to rezone a parcel at 526 N. Sycamore from "C" Two Family to "D-M" Multiple Dwelling District be denied.

Overcrowding of land by buildings with insufficient private and public open space for light, air and recreation is a basic cause of blight. This area is zoned for Two Family and Multiple Family. Single family is predominant throughout.

Sporadic development of small sites such as is being petitioned for, tends to impede future overall development of the adjacent area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll and Reynolds—7.

Nays: Manz—1.

Z-96-65

Motion by Houston and seconded that the Board recommend to City Council that the petition by George Adams and Action Realty Co. to rezone a parcel in the 6300 Blk. of So. Logan Street described as:

Lots 65, 66, 67, 68, 69 and 70 Kenbrook Subdivision, City of Lansing, Michigan

and amended to include

Lot 64 except the E. 48 ft. thereof

from "A" One Family to "F" Commercial District be granted except that a strip 20 ft. wide be zoned "J" Parking on the South and East property lines only.

The Board further recommends that the following screening be provided:

Along the East property line, a redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

Along the South property line, a 3 ft chain link or cyclone type fence with dense evergreen plantings of a mature height of 5 ft.

The petitioner's property cannot readily be developed for residential use. The parcel fronts on South Logan St., a major thoroughfare, and can probably be used most effectively as a gasoline station site with provisions for highway oriented services.

Mr. Jack Nichols, representing Mobil Oil Co. asked to be heard.

Motion by Ingersoll and seconded that the Rules of Procedure be suspended so

that Mr. Nichols may be able to give additional information.

Motion carried unanimously.

Mr. Nichols presented the overall plan of the area and explained it was to be used for a service station and the proposed use of the area just amended to the petition.

The Secretary asked and was informed that the oil company will sign a waiver on sanitary sewer and water to the site.

Some discussion was held in regard to the septic tank and the leach beds.

Motion by Heino and supported that the petition be tabled until the July 20th meeting for further information on the leach beds and the need for the rezoning of this property for this purpose.

Motion carried unanimously.

Z-97-65

Motion by Houston and seconded that the Board recommend to City Council that the petition by Floyd T. Cliffe to rezone a parcel at the Southeast corner of Miller Road and Grovenburg Road described as:

West 14 rods of North 565 feet of NW $\frac{1}{4}$ of Section 8, except a lot in NE corner 181 feet on Miller Road and 180 feet deep.

from "A" One Family District to "D-M" Multiple Dwelling District be denied as it is believed that the petitioner's property does not meet the following general criteria which were adopted by the Planning Board for the location of outlying apartment development:

1. On or close to an intersection of major thoroughfares.
2. Within easy walking distance of a shopping center.
3. Within easy walking distance of amenities such as parks and recreation, both public and commercial.
4. Strategically located in relation to centers of employment and the Central Business District.
5. Utility capacity that can handle not only the increase of density of one particular lot, but would have the capacity to handle the increase if all other similar lots were to be allowed the same privilege.
6. In the event that the apartments are designed to accommodate children, the local school situation is to be considered, both proximity and capacity.

7. Available mass transportation facilities.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Z-98-65

Motion by Houston and seconded that the Board recommend to City Council that the petition by Natala Litrenta to rezone a parcel at 6065 S. Washington Avenue described as:

Comm. at the SW corner Sec. 4, T3N, R2W, City of Lansing, thence North 250 feet, thence East 250 feet, thence West 250 feet, to the point of beginning, Ingham County, Michigan

from "J" Parking District to "F" Commercial District be denied and further recommends that the

South 100 feet and the West 60 feet of the North 120 feet of the East 70 feet

be rezoned from "J" Parking to "F" Commercial.

Also the Board recommends that the East 50 feet of the West 180 feet of the South 155 feet

be rezoned from "F" Commercial to "J" Parking.

These modifications would enable the petitioner to expand his operation but guard against:

1. Undesirable reduction of adequate off-street parking accommodations.
2. Development which could result in the City's liability to expand Washington Ave. to secondary thoroughfare standards.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Z-99-65

Motion by Houston and seconded that the petition by Bruce Hartwick to rezone a parcel at 2122 No. Logan Street from "A" One Family and "J" Parking to "F" Commercial and "J" Parking be tabled until July 20th for overall development plan of the site.

Motion carried unanimously.

Z-100-65

Motion by Houston and seconded that the Board recommend to City Council that the petition by Gerald Lett and Marcus Metoyer to rezone a parcel at 909 W. Ottawa St. from "C" Two Family to "J" Parking District be granted subject to the following conditions:

1. That fencing of a steel interwoven type with permanent slats inserted to block vision 5 ft. high, be provided on the West lot line of the proposed parking area.
2. That the parking area, on Butler Blvd. in front of the existing building, be removed and the curbing be replaced. This will alleviate a traffic hazard caused by cars backing into the right-of-way which could further be aggravated if Butler Blvd. is made a one-way street.

A commercial type building exists as a conforming use on the Southwest corner of Butler Blvd. and Ottawa St. Off-street parking is needed for the existing commercial building, as the present parking is a traffic hazard.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

STREETS COMMITTEE

S-14-65

Motion by Houston and seconded that the Board recommend to City Council that the final Plat of Marilyn Plaza, found to be in accord with the preliminary plat approved on April 6, 1965, be approved subject to:

1. Submittal to the Planning Board a letter from the Board of Water and Light certifying that all engineering and financial arrangements have been made.
2. Construction, financial arrangements, and evidence of compliance of Plat Act be supplied by Public Service Department.
3. Financial guarantees be provided in compliance with Lansing Subdivision Regulations prior to signing of municipal seal.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

S-15-65

Motion by Houston and seconded that the preliminary plat of Harshman Sub-

division, located in the 1000 Block of Northrup Road be approved subject to the following conditions:

1. That a 6 ft. utility easement along each lot line be provided and/or necessary easements as required for underground services.
2. Construction and improvement drawings be submitted and approved prior to filing final plat (See Subdivision Regulations pp. 11, 12 and 13).
3. Arrangements be made for improvements and inspection of improvements (See Subdivision Regulations p. 21).
4. A 10 ft. easement be provided along the front lot line and a 5 ft. walk centered in the easement, to be constructed to city standards.
5. That all required easements be recorded on the face of the plat (See Subdivision Regulations Addendum p. 3)
6. That the developer should dedicate a 33 ft. right-of-way on Northrup Road.
7. That the approval expires one year from date of Board's action.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

ROW-5-65

Motion by Houston and seconded that the Board recommend to City Council that after considering the letter from Judson M. Werbelow, attorney for Joseph and Nancy June Cavlechioni relative to quit claim deed that was filed with the city for

Lot 38 of Floral Subdivision (1700 Blk. Rundle, 700 Blk. Barnes and Smith)

that although the property could serve as a buffer from possible future development, there is no demanding reason for utilizing this property and improving it as an alley, and therefore, recommends that (pending the legal opinion from the City Attorney) the property be allowed to revert back to its former ownership.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

ROW-7-65

Motion by Houston and seconded that the Board recommend to City Council that after considering the referral of the Parks

Board for the vacation of that portion of Capitol Avenue between Reasoner Street and Russell Street (1800 Blk. Capitol Avenue), that the portion of Capitol Avenue be vacated and that the area be incorporated into Reasoner Park subject to utility easements.

At the present time this portion of Capitol Avenue is not improved with hard surfacing. The street extends through Reasoner Park, splitting the playground area from the picnic area. The Planning Board feels that the street is not necessary for traffic circulation and if vacated, would discourage some of the industrial traffic in and around the park and the adjacent residential area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

ROW-8-65

The closing of the 600 Blk. Leshner Place as requested by the Board of Education was referred to the Streets Committee for a recommendation at the next regular meeting.

BUILDINGS AND PROPERTIES

BP-7-65

Motion by Manz and seconded that the Board recommend to City Council that after considering action of the Parks Board at their meeting on June 9, 1965 regarding

Lot 99 Foxson Subdivision Number 2 (900 Blk. Dexter)

that this matter be considered for sale and that proceeds be placed in a Park Land purchase account.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

BP-14-65

Motion by Manz and seconded that the Board recommend to City Council that they concur with the June 9, 1965 Park Board recommendation to acquire when possible the Red Cedar Flood Plain basin area from Potter Park east—and reaffirms the Master Plan recommendations.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

BP-8-65

Motion by Manz and seconded that the Board recommend to City Council that after considering the offer of Alvin Neller representing the owner, to sell to the City for park purposes a parcel of property described as:

Lot 4, Section 36, Delta Township, Michigan

that the property be appraised and the Parks Department be authorized to purchase for future park use.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

URBAN RENEWAL

Motion by Reynolds and seconded that the Board recommend to City Council that they concur with the Redevelopment Board in their recommendation approving the contracts for the Urban Renewal Program Grand No. Michigan R-117 (CR) (G), and authorizing the necessary signatures for their enactment.

The contracts involve an agreement with the City and Federal Government on the conduct of the Community Renewal Program for the Federal Grant not to exceed \$83,746.00.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Motion by Reynolds and seconded that the Board recommend to City Council that they establish a Coordinating Committee in connection with the Community Renewal Program for initiating and carrying out the necessary work and that there be representation from the Planning Board.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Mr. Reynolds reminded the Board that the hearing on the revision of the Urban Renewal Program No. 1 was to be held on Tuesday, July 6th, 7:30 P.M. in the Council Chambers.

On the Community College Program, the two blocks on N. Washington Ave. are to be acquired as quickly as possible.

The College is planning to start construction in October, and 40% of the land will be acquired.

The CRP will be officially in the department as of Tuesday morning, July 6, 1965. The entire force from the Long Range Division will be working on this.

ORDINANCE COMMITTEE

Mr. Ingersoll reported that we now have received copies of the Zoning Ordinance and it is being reviewed by the staff, and copies will be ready soon for distribution to the board members.

CAPITAL IMPROVEMENTS

Mrs. Bretz advised that some of the part-time employees were working on the revised Capital Improvements Program as presented to the City Council.

FINANCE

Copies of the budgetary break-down for the 1964-65 fiscal year were distributed to the Board.

EXECUTIVE COMMITTEE

Mr. Fink advised the Board that in the past there were some personnel problems that he feels will be acted upon shortly.

Mr. Houston, referring to his earlier resolution called the Board's attention to the Rules of Procedure.

Motion by Manz and seconded, that the resolution's disposition be reconsidered at this time, and that the tabling motion and the referral to the Executive Committee be rescinded.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Motion by Houston and seconded that the resolution be printed and distributed to the board members for action at the July 20th meeting.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Ingersoll, Manz and Reynolds—8.

Nays: None.

Motion by Houston suggesting a change in the Rules of Procedure as follows:

That resolutions offered by board members be printed and made available to the board at least fifteen (15) days before final action by the board.

Matter is to be taken up for consideration at the next regular meeting on August 3 1965.

PLANNING DIRECTOR'S REPORT

The Secretary read a report of the meetings attended by the Planning Staff during the month of June, 1965.

Attention was called to the Progress Report that was a part of the staff report.

The Secretary advised the Board that there were two staff openings yet that had budget approval. He further mentioned that one of the typists, Thelma J. Steed had received a promotion, and had been transferred to the Traffic Department creating another opening.

OTHER COMMUNICATIONS

Letter to Council from Tony Nosal in regard to zonings and appeals was read and ordered placed on file.

A letter from Richard E. Elbert, Planning Technician IV relative to the residence requirements of City employees was read. Motion by Ingersoll and seconded that the matter be referred to the Executive Committee.

Mr. Fink advised the Board that with the election of new officers, it was necessary that a third member be appointed to the Executive Committee, for a period of six months.

Motion by Houston, seconded by Ingersoll that Mr. Reynolds be appointed to the Executive Committee through December 31, 1965.

Motion carried unanimously.

Mr. Fink gave some background of other cities, and advised he thought it might be possible for the city to appoint a Housing Authority and perhaps the board should give some thought to this matter.

A letter from Mr. Ingersoll announcing his resignation effective July 31st was read. Mr. Fink stated his regrets at Mr. Ingersoll's leaving after one year on the board and further mentioned that he had done a commendable job and wanted to thank Mr. Ingersoll.

Meeting adjourned at 11:55 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, July 20, 1965

Meeting called to order at 7:40 P.M. by
Vice-Chairman, Kenneth C. Black.

ROLL CALL

Present were: Heino, Houston, Ingersoll,
Reynolds and Black—5.

Absent: Bretz, Fink and Manz—3.

HEARINGS

Z-157-64

Mr. Joseph J. Gillings, Planner IX explained the purpose of the Community Unit Plan.

Mr. Gordon Long, representing Warner Long Development Corporation, appeared in behalf of the revision of the Community Unit Plan for property in the 3000 Blk. of S. Washington Avenue, approved by the Planning Board on February 20, 1965, by the City Council in March of 1965, and stated that the mortgage company requirements and various problems forced them to purchase additional land on Washington Avenue. The area on the lower level had to be changed from recreation rooms to apartment units. There will be 12 apartments in the project, and they will provide 23 additional parking spaces. Mr. Long asked that they be allowed to install a swimming pool for the residents of the apartment.

Mr. Houston asked if they tried to purchase the 16.4 ft. parcel that juts into this, and Mr. Long replied that this is the lot South and is all fenced and has shrubbery. Mr. Long then showed the board plans of the area and how it was to be developed.

Matter was referred to the Zoning Committee.

Mr. Black explained that inasmuch as there was no quorum for this meeting that no zoning actions could be taken.

Motion by Houston and seconded that the Rules of Procedure be suspended so that persons desiring an audience on

cases which were to be brought up for rezoning could be heard.

Motion carried unanimously.

Z-96-65

Mr. Jack Nichols, representing Mobil Oil Co. appeared in behalf of the petition to rezone the property at 6300 S. Logan Street from "A" One Family to "F" Commercial and reviewed the information submitted to the board at the public hearing on July 1, 1965 and stated he hoped for a favorable recommendation.

Mr. Houston advised Mr. Nichols that the staff had contacted the County Health Department and they did not feel that the rezoning for the leach beds was needed.

Mr. Nichols asked if this area could be used for parking and Mr. Gillings advised that this area would have to be rezoned to "J" for parking.

Mr. Nichols then asked if they would be allowed to request a rezoning at a later date after they had proved themselves an asset to this neighborhood, and was advised that they could request a rezoning at any time.

Mr. Black asked Mr. Nichols if he were favorable to leaving the area "A" One Family and to use it for the leach beds, and Mr. Nichols reiterated that they would ask for the rezoning at a later date.

Mr. Black then advised Mr. Nichols that this matter will be brought up for board action at the regular meeting on August 3rd and then referred to Council for their final decision.

Z-99-65

Mr. Bruce Hartwick, 2431 N. Grand River Ave. appeared in behalf of the petition to rezone the property at 2122 N. Logan Street from "A" One Family and "J" Parking to "F" Commercial and "J" Parking District and advised that he was asking for the rezoning and reshuffling of the land use due to the need for more parking. He presented his plans to the Board and explained his request.

Mr. Royal Klein, 2321 Coolidge; Miss Irene Robinson, 2223 Coolidge and Mr. Ray J. Feldpausch, 2130 Coolidge were in the audience and had a few questions to ask the petitioner.

Matter is to be taken up at the August 3rd meeting for consideration.

NEW BUSINESS

Resolution by John W. Houston, Sr. Mr. Houston explained the resolution he submitted to the Board for consideration on July 1, 1965.

Motion by Houston and seconded that the Board recommend to City Council that the following resolution be adopted:

That suggested sites for low income housing be integrated with suggested sites for middle income housing.

In considering this resolution the following comments were considered:

At our June meeting, I proposed that resolution on Social Urban Renewal which means the physical and social development of a city which makes it a desirable place for all kinds of people, rich, poor, white, Negro, and all races, to live and raise their children.

If we fully accept our role as a Planning Board—we can now play a major role in terminating racial and class segregation in our city. Especially since fighting poverty and discrimination has again become respectable.

The Community Renewal Program under the advisement of the Federal Government requires that we take note of the great inequalities in our community both physical and social. Indicative of the changing mood, and yet a welcome step in the growing concern with developing techniques for creating residential rehabilitation for low income families. Objective 4, Page 4 of the Master Plan charges us to designate area, whether suitable for residential or non-residential use, where clearance or development may be in order, indicating also areas where rehabilitation is needed; determining the means for accomplishing each. It is still this Board's responsibility to recommend sites to the City Council.

This sociological theory was supported recently by Urban Renewal Commissioner William S. Slayton (Philadelphia speech) when he said "If (Urban Renewal) succeeds in providing only better housing,

but fails to help the families break out of past patterns of segregated living, it will have missed a major goal," and by Public Housing Commissioner Marie C. McGuire who said—"Programs now under way in the low rent field will eliminate economic ghettos and the identification of (Public Housing) as housing for the poor."

As city planners, we can play an important role in fighting against obvious cases of educational discrimination and in creating equal opportunities for all, but our role in this and related areas of concern will become far more significant when it is seen that meaningful social integration will result only after social and economic opportunities approach equality. However, equal opportunity is not much of a goal until a time dimension is applied to its establishment.

The professional planner has the technical skills which will permit him to contribute to the increase of opportunities for people who are presently denied them. There is much that can be done to clarify issues and appraise alternative solutions.

As a Board, our task is greater than analysis and clarification. We continue to support goals and take a strong hand in shaping solutions to the primary urban problems.

Mr. Ingersoll questioned the wording to be used on the resolution and Mr. Houston told him that the explanation would be added.

Mr. Gillings told of the integration clause in the CRP program application.

Mr. Black stated he felt the resolution has no set point, however, using Mr. Houston's interpretation, the matter of integration would be handled anyway and he had no objection to it.

Mr. Reynolds stated that he thought everyone would prefer to live in a neighborhood where the same income bracket prevailed.

Motion carried by the following vote:

Yeas: Heino, Houston, Ingersoll, Reynolds and Black—5.

Nays: None.

Meeting adjourned at 8:50 P.M.

RAYMOND C. GUERNSEY,
Secretary.

C

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, August 26, 1965

Meeting called to order at 7:40 P.M. by
Chairman, Russell Fink.

ROLL CALL

Present were: Black, Bretz, Fink, Heino,
Houston, Manz, Reynolds and Siebert—8.

Absent: None.

HEARINGS

Z-121-65

Mr. James Church, Senior Planner gave
a description of the property and the uses
of the surrounding area.

Mr. Fink told of the purposes and ob-
jectives of the Community Unit Plan.

Mr. Herman Davidson, developer, told
the Board that he had worked a long time
on this plan and he feels that it should be
pleasing to the area. By developing at
nine families per acre as proposed, he is
able to bypass the unbuildable portions of
his property and provide substantial areas
of green open space. The two-family
dwelling units proposed for Stabler Street
will be two stories high with staggered
set-backs to that the land coverage by the
buildings will be minimized and the vistas
aesthetically pleasing. Mr. Davidson stated
that he believes his development will be
an asset to the community.

Mr. Black asked how many families
would be in the multiple, and was told
that there would be 80 units all together,
18 apartments in the multiple for a total
of 56, and 12 duplexes for a total of 24.

Mr. Church explained that the unbuild-
able land will be incorporated with the
buildable so that this land will not be left
as unplatted land. This will be a part of
the final plat of Holmes Acres when sub-
mitted for approval.

Mr. Black questioned the marking where
soil borings had been taken and was ad-
vised that the entire area had been covered
and that Mr. Clyde Stephens had marked
out the area that is unbuildable. Mr. Black
then asked about the borings on the sup-
posed buildable area.

Mr. Manz asked about the greenhouse
and was told that it would not be torn
down.

Mr. Fink asked what was to be put on
the site and was told that these buildings
are to remain. This area is to be put on
the plat but will not be included in the
Community Unit Plan.

Mr. Fink asked for a breakdown on the
number of bedrooms and Mr. Davidson said
this is not available at present.

Mr. Fink asked about the number of
units and was advised that this will be
restricted to the 80 units.

Mr. Black asked about basements and
was told that they would be on the multiple
as it was easier to get financing if the
structures had basements and it would
make a better unit and safer to build on.

Mr. Kenneth S. Kimmel, 3522 Jewell St.
spoke in opposition of the Plan and stated
that it was up for rezoning before. There
are too many children in the area already
which taxes the school area and traffic
problem. He further stated that he feels
this area does not warrant these apartment
units. He called the Board's attention to
what happened to the football field. Mr.
Gillings advised the Board that the average
net development is 6 families per acre and
the proposed multiple dwelling is 9 families
per net acre.

Mr. Subhi Kalla of 510 W. Holmes Road
advised he is building on Holmes Road and
wanted to oppose this development. He
stated that he was of the understanding
that this area would be developed for single
family dwellings. From the size of the plan,
the developer is building houses on 2100
sq. ft. areas. He opposes the plan because
there is not enough playground on the lot
for children of multiple families and they
have no restrictions on the number of
children allowed in these units.

Mr. Davidson then asked the number of
families allowed in an "A" one district
if this were subdivided as such. He further
stated that there will be ample playground.

Mr. Gillings reported that 5,000 sq. ft.
are required per family which would
average out to 6-8 dwelling units per net
acre of land.

Mr. Black asked about the owner of the greenhouse and was told that Mr. Van Auter was the owner. Mr. Davidson owns the 60 ft. dedicated for a street.

Mr. Kalla reported that he had trouble with financial institutions when he tried to build because of the over population in this area. 8 to 10 family units in his back yard would create quite a problem for him. He further stated that he was told by Mr. Davidson that no more double family units would be built around his home. He has invested a lot of money and feels this will devalue his property. He expects to move in within two or three weeks.

Mr. Kimmel asked if there would be a hearing before Council, and was told that there would be. Mr. Kimmel stated that he feels there will be a lot of opposition.

Mr. Kalla asked about the area provided for in these 8 family units and was told approximately 684 sq. ft. The unit is 72 x 38 for a 4-family, a hallway is 7 ft. wide. Mr. Kalla then asked if it would encourage large families to this area.

Mr. Davidson stated that this would be better use of the land with these multiples. He felt that Mr. Kalla will have a bigger problem if the area were build up as "A" one. He further feels that the Community Unit will be a good buffer to the football stadium and he will be able to dispose of the property in some way.

Matter was referred to the Zoning Committee.

S-13-65

Motion by Houston, seconded by Heino that the hearing on the plat revision of Holmes Acres be held on Wednesday, September 8th, 1965.

Motion carried by the following vote:

Yeas: Black, Brantz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-88-63

Motion by Houston, seconded by Heino that the hearing on the Community Unit Plan submitted by Harold Placer be set for Wednesday, September 8, 1965 at 7:30 P.M. in Court Room No. 1 of City Hall.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-108-65

Petition by Ingham Home Realty, Inc. to rezone property in the 4100-4200 Blk. of N. Grand River Avenue was referred to the Zoning Committee until a final determination has been made on the Grand River study.

STREETS COMMITTEE

ROW-10-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that after considering the request from the State of Michigan, now the sole owner of all properties within the two block area bounded by Pine St. on the east, Sycamore St. on the west, Ottawa St. on the N. and Allegan St. on the south, being blocks 104 and 107 Original Plat, City of Lansing, that this request for vacation be granted subject to any rights of Ingress or egress easements held by utilities.

The future planned development of this area, which was proposed in the Master Plan and development plans for the Capital Complex call for the vacation of this block of Michigan Avenue.

City Departments and utilities have no objection to the vacation. Water mains, underground electric duct lines and gas distribution facilities have been abandoned. There are some poles and overhead electric lines that serve lights on the parking lots and buildings not yet demolished. Michigan Bell Telephone Company has no objections to the vacation subject to an agreement.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

ORDINANCE

Proposed revision Sec. 36-39,
Item No. 32, Page 626

Mr. Black asked that this matter be referred to the Ordinance Committee.

Mr. Ted Hacker, representing Hausman Steel, was given an audience and stated that Hausman's attorney questioned the terminology in the present ordinance advising that it was not clear enough to clearly define that this can be industrial. The cost of Hausman's new building will be a quarter of a million dollars. Their attorney and the City Attorney have worked out an amendment which is to be cleared through this Board and the City Council. Another 30 day delay would create some trouble.

Mr. Black asked for an explanation as to how their operation differs from other steel companies in the City.

Mr. Bill Wood stated that they are reinforcing steel people. Their business is enforcing steel. All this steel goes into concrete. They buy steel rods 60 ft. long. These are cut and shaped. They do no welding, riveting or erecting. The rods they use are $\frac{1}{4}$ in. to $1\frac{1}{2}$ in. and are sheared.

Mr. Reynolds questioned the size of the bar stock, and was advised that their largest is $1\frac{1}{2}$ in. in diameter. There is stock that comes $2\frac{1}{4}$ in., but they do not use it.

Motion by Black, seconded by Bretz that the Board recommend to City Council that sub-section 32 of Section 36-39 of the Lansing Zoning Code be amended to read as follows:

- (32) Iron, steel, brass, or copper foundry or fabrication plant; except that the cutting, bending or otherwise shaping of reinforcing bar stock or woven stock shall not be considered fabrication operations within the meaning hereof.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

CAPITAL IMPROVEMENTS

Mr. Gillings of the staff was asked to report on the Community Renewal Program. He advised that the program approval by the Federal Government was dated June 3rd and that the program was officially to start on that date. The Federal grant approved was approximately \$84,000.

He further stated that it is necessary for the city to enter into a funding allocation contract before dollar advances can be made. The staff has requested the City Attorney to review the contract forms provided by H. H. F. A., however, he has not had an opportunity to do this yet. The City Council has appropriated \$16,000 for full time salaries and \$2,000 for part time help. We have been borrowing against this city appropriation pending the approval of the contract—at that time we will transfer the borrowed money back to the appropriate account. So far about \$1,000 has been spent on the purchase of two drafting tables and stools, one typewriter, and the repayment of money spent to reimburse the staff for the use of their automobiles.

NEW BUSINESS

Motion by Houston, seconded by Heino that the regular meeting of the Planning Board be scheduled for Wednesday, Septem-

ber 8th rather than Tuesday, September 7th, in order that this meeting will not conflict with the meeting of City Council.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-97-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Floyd T. and Lilliebell Cliffe to rezone a parcel at the Southeast corner of Miller Road and Grovenburg Road described as:

West 14 rods of North 565 ft. of N.W. $\frac{1}{4}$ of Section 8, except a lot in N.E. corner 131 ft. on Miller Road and 180 ft. deep,

from "A" one family to "D-M" multiple dwelling district revised to "C" two family residence be denied and platting procedures be instigated by the property owners.

On July 1, 1965 this petition was considered by the Board to be rezoned from "A" one family to "D-M" multiple and was denied as it was believed that the petitioner's property did not meet the criteria adopted by the Board for apartment development.

Other factors which were considered were:

1. Master Plan recommendations suggest low-density residential development of this area.
2. Present zoning in the vicinity is "A" one family.
3. Existing development is single family residential.
4. Municipal storm and sanitary sewers are lacking in this section, and the existing drains are not constructed to handle high-density development.
5. At the present time school facilities are inadequate to accommodate the proposed change.
6. Platting should proceed any development of the land.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-138-65

Motion by Houston, seconded by Bretz that the Rules of Procedure be suspended to allow the Zoning Committee to make a recommendation on this rezoning petition.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Bruce Hartwick to rezone a parcel at 2431 N. Grand River Avenue from "A" one family and "J" parking district to "F" commercial and "D-M" multiple district be denied as filed and that:

The E. 35 ft. of the following described property: Comm 332 ft. S. of intersection of E. line Lot 24 and line 50 ft. SW'ly and parallel to centerline of Grand River Avenue, thence S. 62° 20' W. 126 ft., SW'ly on 260 ft. radius curve to left 127 ft. to point on line 120 ft. E. of and parallel to W. line Lot 24 thence South to point of beg. which is 280 ft. N. of the S. line of Lot 24, thence E. 55.3 ft. to existing building, thence S. 100 ft., thence W. 55 ft. to said line 120 ft. E. of W. line of Lot 24, thence N. to beginning

be rezoned from "J" parking to "F" commercial district.

The Planning Board considered only that portion of the request that involves a change of zoning to enable the petitioner to enlarge the dining room. This portion comprises 5,500 sq. ft. and is a 55 ft. by 100 ft. area adjacent to the existing "F" commercial district. The petitioner states this request is to construct a dining room on the present bowling alley, extending to the West 35 ft. There would then be a strip 20 ft. wide remaining "J" parking between the proposed building and the West lot line. This remaining "J" parking is recommended as a fire route and as a means of access to the rear of the building, and as such is not to be obstructed.

The balance of this petition is to be considered at the next regular meeting of the Planning Board Wednesday, September 8, 1965.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Mr. Fink named off the chairmen of the board committees and advised the board that a list of the full committee members and their telephone numbers would be mailed to them.

Mr. Houston left at 9:30 P.M.

Z-121-65

Mr. Davidson and Mr. Kalla, after a private discussion, were asked if they had come to an amicable conclusion and Mr. Davidson advised that he had two alternatives. The apartment building next to Mr. Kalla could be moved to another lot and he could put a duplex in this spot. He further stated that he could upgrade one building to make it more appealing to better tenants. Mr. Kalla agreed to allow the inclusion of his property in the plat.

Mr. Kalla apologized to the board for his earlier remarks and explained that he was not aware of the present plans, and thought that Mr. Davidson was presenting the original plans again. These plans had been turned down.

Mr. Gillings gave a resume of the meeting held today with railroad officials relative to the possibility of relocating the Chesapeake and Ohio Railroad right-of-way.

Mr. Manz asked about the Logan Street Access. The present approved plan will not help improve the business, or the people working or living on Logan Street. He would prefer the utilization of Birch St. all the way to or near Victor, and feels that this would be a better way of serving the area. The traffic problem of getting on to Logan St. is very bad.

Meeting was adjourned at 10:10 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, August 3, 1965

Meeting called to order at 7:35 P.M. by
Chairman Russell H. Fink.

ROLL CALL

Present were: Fink, Heino, Houston,
Reynolds, Bretz and Black—6.

Absent: Manz—1.

HEARINGS

Z-119-65

Mr. William Wayne Miller appeared in behalf of the petition to rezone the property at 6019 S. Cedar Street from "G-2" and "A" One Family to "G-2" Wholesale District and stated that he owns Miller Products, and his property was rezoned when it went into the city and the property is needed for additional depth. The store is back approximately 50 ft.

Mr. Reynolds asked if all the property to Cedar and on the corner were needed for wholesale and Mr. Miller replied "Yes."

Mr. Black questioned whether or not Joshua Street existed, and Mr. Miller replied that the improved street stops at the top of the hill, approximately 75 ft. The street cannot be put through because of the elevation there.

Matter was referred to the Zoning Committee.

Z-120-65

Mr. George Hunter, Attorney, appeared for the petition to rezone the property in the 1200 Blk. Larned Street described as: Lots 16 and 7, Block 8, Lansing Improvement Co. Add. from "B" One Family to "D-M" Multiple Dwelling District, and advised the owner desires to sell.

There is a buyer, but the sale is contingent on obtaining the Multiple Dwelling classification. Mr. Hunter had a tentative sketch of elevation and floor plan for a two and one-half story, six apartment structure. He further stated he does not believe the property is suitable for One

Family Dwelling, but feels that it could be easily rented for single family.

Mr. Sam Obrecht was introduced to the Board, and it was pointed out that Mr. Obrecht had no interest in the property, but had been asked to give his opinion. Mr. Obrecht advised that six years ago he sold two houses, the buyers have outgrown the houses, and they would like a nicer home. During the last two and one-half years they have been unable to sell the house because of the railroad. The house is in much better shape now than when it was sold, as the buyer has been repairing both inside and outside. He further stated that he does not believe any better use can be made of the property.

Mr. Houston asked what part of the land would be used and if the traffic flow had been determined and as advised that they have no answer at present.

Mr. Black asked why if the two families did not want to live there, how they figured that six families would be interested, and Mr. Obrecht stated that they can rent very readily because this is only a monthly investment, but they are unable to find anyone to place a down payment for purchase.

Mr. Houston again asked where the buildings would be located on the property and Mr. Hunter reiterated that this will be a 2½ story structure of six apartments with parking and yard space.

Mr. Houston then asked for a site plan and was advised that it would be forthcoming.

Matter was referred to the Zoning Committee.

Z-122-65

Rev. Clyde D. Maston, Pastor of Judson Memorial Church appeared in behalf of the petition to rezone the property at 530 Vernon Avenue from "A" One Family to "B" One Family Residence and stated that they want to put an addition on the building for about 400 people. Off street parking is provided.

Mr. Houston asked for a plot plan. The Reverend Mr. Maston stated he had fur-

nished one to the Building Inspector, but he will furnish a copy for the staff and zoning committee.

The Secretary asked if the alley vacation was to be included in this petition and the Reverend Mr. Maston stated "No," however he would have no objections to the Board including this in their recommendation on the rezoning.

Matter was referred to the Zoning Committee.

Z-123-65

No one appeared in behalf of the petition to rezone the property in the 1900 Blk. Benjamin Drive described as: Lots 1, 2, and part of 3, Block 4, Lincoln Heights Subd., City of Lansing; Lot 16 through 22, Block No. 4, Lincoln Heights Subd., from "C" Two Family to Heavy Industrial District.

Matter was referred to the Zoning Committee.

Z-124-65

Mr. Don R. Fox, President of Don and Bills, Inc., appeared in behalf of the petition to rezone the property at 325 S. Butler Blvd. from "C" Two Family Residence to "F" Commercial District and advised that they would like to enlarge the present grocery. The old house in back of the store is to be removed so they can add on to the store. Plans and pictures were presented. The addition is to be 88 x 69 ft.

Mr. Fink asked about facilities to accommodate parking, and was advised that this spring they added 17 spaces.

Mrs. Bretz asked if this addition would create more parking, and was told there would be only enough for 4 more cars.

Mr. Fink asked if the house is to be torn down and was told "Yes."

Mrs. Bretz asked if the petitioner were aware that some of his customers were coming out on Kalamazoo Street.

Mr. Houston asked if he had ever thought of changing the parking? He further remarked that some of the customer's are backing into the street, and he should have them empty into Butler. The petitioner advised that one house is torn down which has eliminated some of this problem.

Matter was referred to the Zoning Committee.

Z-125-65

Mr. Noel V. Maxam appeared in behalf of the petition to rezone the property in

the 500 Blk. of Hamilton Avenue at Ellen Street described as: Lot No. 72, excepting the S. 23 ft. thereof, Cedarbrook Subd. and the E. 103.5 ft. of the following described parcel: Commencing at the NW corner of Lot 30 of Cedarbrook Subd., City of Lansing, Ingham County, Michigan, and thence E. and the N. line of said Lot 30, 109.62 ft. thence N. 0° 9' 15" E. 22.9 ft., thence E. 130 ft. to the W. line of Lot 72 of Cedarbrook Subd., thence N. 0° 9' 15" E. 179 ft. along the W. line of Lot 72 to the NW corner thereof, thence W. 240 ft. to the S. Ely. intersection of Cedar Street and Hamilton Avenue and thence South 0° 2' 30" W. 202 ft. to the point of beginning; be rezoned from "A" One Family to "D-M" Multiple Dwelling District and advised that the property to be rezoned is 136½ ft. from East to West with a frontage of 179 ft. on Ellen St. When the property at the corner of Cedar and Hamilton was rezoned last fall this was left in "A" One Family. This has been vacant for years, and he feels the best utilization of the land would be a buffer from "A" One to Commercial. They would like to build a 12 family garden type apartment. At the present time there is an old garage on part of this land, if the rezoning is granted the garage will be torn down. Plans will be submitted as soon as possible.

Mrs. Bretz asked what the building in front, under construction was for, and was told that, it was a car wash, for which no parking was needed and therefore had no further use for the land in back of it.

Matter was referred to the Zoning Committee.

Z-126-65

Mr. Howard G. Kegle, owner of Kegle Construction Co., Inc., appeared in behalf of the petition to rezone the property bounded by Hunt, Chilson, Seventh and E. Howe St. described as: Lots 23, 24, 25, 26, 27, 28, 29, 44 45, 46, and 47 all in the Elmore M. Hunt Subdivision, City of Lansing, Ingham County, Michigan; from Residential Non-conforming to Light Industrial and stated that he had purchased this property six months ago. He is in the construction business and would like to put an industrial building for their own use. In the township they had a concrete batching plant, this is now closed. The new building will be used for tools, etc. Their business is primarily in road construction. Plans for the structure will be submitted later.

Mr. Houston asked if the equipment would be stored inside the building and Mr. Kegle stated he hoped so. Mr. Houston then asked if they had received any objections from across the street and Mr. Kegle stated they had not received an objection in three years and none even when they had the concrete batching. Now on the property is an office and small garage. They want a larger permanent

building. There is 50,000 sq. ft. of property.

Mr. Reynolds asked about the houses and was advised that there are two people on the property in the house that is zoned "A" One. This house is the residence of their janitor-night watchman.

Matter was referred to the Zoning Committee.

Z-127-65

Mr. Roger May, owner, appeared in behalf of the petition to rezone the property at 1602 Jerome Street from Two-Family to Multiple Dwelling and advised that they plan to put one apartment on top of the brick garage. They now have one apartment, and would like to add one. There is a concrete driveway and parking for three vehicles and possible room for one more.

Mrs. Bretz asked if this would be a new building and was advised that it would be an addition to the existing garage.

Matter was referred to the Zoning Committee.

Z-128-65

Mr. Patrick J. Callihan appeared in behalf of the petition to rezone the property at 916-920 E. Kalamazoo St. and 400, 404 and 408 Pennsylvania Avenue from "C" Two Family to "E-2" drive-in Shop District and advised that a major oil company is interested in this property. They would like a 3-bay station, which they feel would be the highest and best use of the property. There is a station across the street from this site.

Matter was referred to the Zoning Committee.

Z-129-65

Mr. George W. Abraham appeared in behalf of the petition to rezone the property at 3602 S. Logan Street from "J" Parking to "F" Commercial District and reported the property is to be used for an addition to the kitchen space. It is not usable for any other purpose. The alley was recently vacated and zoned "J" Parking, and they would like to build on it.

Mr. Reynolds asked what they wished to build and Mr. Abraham stated that they would like to add to their kitchen facilities, their present building is right on the line.

Mr. Noel Maxam, from the audience, asked if it were possible to build to the property line when it backed up to residential and was told that this would have

to be considered through the Board of Appeals.

Matter was referred to the Zoning Committee.

Z-130-65

Mr. Leo A. Farhat, attorney, appeared for Donald and Robert Therrian in behalf of the petition to rezone the property at 1022 N. Capitol, from "C" two family to "D-M" Multiple and stated that sketches for their plans have been presented to the staff. They would like to construct a 2½ story, 8 apartment house, with parking in the rear. Sketches were left with the board.

Mention was made of the letter Mr. Farhat had submitted in regard to this rezoning, and Mr. Farhat stated that this was for the Board's information.

Matter was referred to the Zoning Committee.

Z-131-65

No one appeared in behalf of the petition to rezone the property at 818 Loa Street from "A" One Family to "C" Two Family Residence District.

Matter was referred to the Zoning Committee.

Z-132-65

Mr. Otto Schubel appeared in behalf of the petition to rezone the property at 3700 S. Pennsylvania Avenue from "A" One Family to "C" Two Family Residence District and stated that the sale of the property is contingent on this rezoning, which he feels would be the highest and best use of the property. This parcel has been for sale for a number of months as a private residence. He feels that this is no longer an "A" One Residential lot.

Matter was referred to the Zoning Committee.

Z-133-65

No one appeared in behalf of the petition to rezone the property at 926 Seymour from "C" Two Family to "D-M" Multiple Dwelling District.

Matter was referred to the Zoning Committee.

Z-134-65

No. one appeared in behalf of the petition to rezone the property at 616 S. Syc-

more Street from "D-M" Multiple to either "E" or "F" Commercial.

Matter was referred to the Zoning Committee.

Z-135-65

Mr. Gordon Elieff appeared in behalf of the petition to rezone the property at 1117 N. Walnut Street from "C" Two Family to "D-M" Multiple Dwelling District and stated he believes there is a demand for this type of housing. This is an older area, with all the houses built around 1900. Feels that these older blocks would need "C" Two Family or greater to improve.

Matter was referred to the Zoning Committee.

Z-136-65

Mr. Richard G. Gilette appeared in behalf of the petition to rezone the property at 2110 Worden Street from 1-family to 2-family and stated that he had obtained a permit to build the basement while in the township. The structure now has no stairway between the upstairs and the downstairs, and it cannot be used as such.

Mrs. Bretz asked if the petitioner had done the work himself and he said "Yes."

Mr. Fink asked if the building had been completed while in the township and was answered "partially."

The Secretary asked if the street were extended, would it run through the house, and was told "Yes." Mr. Gilette stated further that he cannot put the stairway inside even if he wanted to.

Mr. Bretz asked if the present building is on two floors, and was advised that there is no opening inside to go from one floor to another.

Matter was referred to the Zoning Committee.

Z-137-65

Mr. George Michitsch representing Olofson Corporation appeared in behalf of the petition to rezone the property at 2727 Lyons Avenue from "A" One Family to "H" Light Industrial District and stated that they would like to have the buffer reduced from 100 ft. to 80 ft. They propose a building on the west side 20 ft. south of the present building. This area is to be used for a loading dock entrance and will eliminate the drive on Lyons St. They believe it will benefit the area and they have received no objections so far.

Matter was referred to the Zoning Committee.

Z-138-65

Mr. Bruce Hartwick appeared in behalf of the petition to rezone the property at 2431 N. Grand River Avenue from "A" One Family and "J" Parking to "F" Commercial and "D-M" Multiple Dwelling District and advised that the buffer between the alley and residential area to the East asking for multiple dwelling and commercial for motel and believes this is the best use of the property. The change in the front portion is to enlarge the establishment.

Mr. Reynolds asked what the portion facing Grand River was wanted for and Mr. Hartwick advised this was for the motel.

Mr. Black asked what would happen to the fire lane if this were rezoned, and was advised that this will not harm it and will eliminate parking in this area.

The Secretary inquired if the new structure is to be the full 55 ft. wide and was told it would be the full 35 ft. wide.

Mr. Hartwick then advised that the drive will go completely around the building for a fire lane.

Matter was referred to the Zoning Committee.

The Secretary reported that a zoning policy for the Grand River Area would be ready for the mid month meeting.

Recess from 8:55 to 9:25 P.M.

BUSINESS SESSION

Approval of Minutes

Motion by Bretz, seconded by Heino that the minutes of May 25, July 1 and July 20th be approved.

Mr. Black stated that the July 20th minutes in which the resolution by Mr. Houston on the low income housing was adopted, should be corrected that no mention was made that inaction would jeopardize the CRP. He has searched the CRP application and the Urban Renewal Service Bulletin No. 4 "Utilizing FHA section 221 (d) (3) and has been unsuccessful in finding any such statements.

Mr. Houston gave an explanation. The tape is to be reviewed and the following is to be an amendment to the minutes on page 3, as Paragraph 6.

Mr. Gillings added that he concurs with Mr. Houston's statements in that in order for the CRP to be approved by HHFA, it was necessary that we include certain basic inputs for consideration as quoted from pamphlet 698-991:

"To assist in carrying out the policy enunciated in the President's Executive Order on Equal Opportunity in Housing, each CRP includes three special elements:

1. Survey and analysis of the existing pattern of residence of Negroes and other minority groups and the extent to which the pattern is the result of discrimination.
2. Projection of minority group housing needs and supply in relation to relocation requirements expected to arise from urban renewal and other public action.
3. Development of an affirmative program to expand housing opportunities available to minority groups and to eliminate barriers to open access to housing."

Mr. Fink gave an explanation of the Zoning process by the Board.

Z-157-64

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the amendment to the Community Unit Plan by Warner & Long Realty located in the 3000 Block of South Washington Avenue described as: that part of the Southwest $\frac{1}{4}$ of Section 28, T4N, R2W, Township of Lansing, described as beginning on the east line of Washington Ave. at a point 31° E. 75.9 ft. from the N.W. corner of Half Acre Land Company's Subdivision on Section 28, T4N, R2W, thence North 31° East along Washington Avenue 135 ft., thence South 72° 15' East 109.6 ft., thence South 0° 30' East 84 ft. thence South 89° 30' West 165 ft. to the place of beginning; be granted subject to the following conditions:

1. That the parking area be suitably screened on the south and westerly lines by a 5 ft. high decorative masonry wall.
2. That an adjustment in the location of the swimming pool be made to allow a reasonable deck area on all sides.
3. That the ingress and egress to the additional proposed parking area be as shown on the submitted site plan and restricted to one-way traffic.
4. That all other conditions of City Council approval of March 15, 1965 remain the same and be in effect.
5. This permit shall be for one year from the date of final approval by the City Council.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-96-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Arnold Kegebein, Action Realty representing George Adams, owner, to rezone a parcel in the 6300 block of South Logan Street described as:

Lots 65, 66, 67, 68, 69, 70 Kenbrook Subdivision, City of Lansing, Michigan

from "A" One Family to "F" Commercial District be denied as filed and that

the Southerly 20 ft. lying parallel to the Southerly property line and the Easterly 20 ft. lying parallel to the Easterly property line

be rezoned from "A" One Family to "J" Parking District and

the balance of the property

be rezoned from "A" One Family to "T" Commercial District.

The Board further recommends that the following screening be provided:

Along the East property line, a redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

Along the South property line, a 3 ft. chain link or cyclone type fence with dense evergreen plantings of a mature height of 5 ft.

The petitioner's property cannot readily be developed for a residential use. The parcel fronts on S. Logan Street—a major thoroughfare and can probably be used most effectively as a gasoline station site with provisions for highway oriented services.

The Planning Board further recommends that the request to amend the petition to include

Lot 64 except the East 48 ft. thereof;

be denied, and that this property remain in its present zoning classification.

This request would allow a direct encroachment into the established residential areas.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-99-65

The Planning Board recommendation on the petition by Bruce Hartwick to rezone a parcel at 2122 N. Logan Street from "A"

One Family and "J" Parking to "F" Commercial and "J" Parking District did not pass. The motion received 5 affirmative and 1 negative vote. The requisite number in a rezoning recommendation is six.

The Zoning Committee's recommendation to the Board on this petition was as follows:

That the Planning Board recommend to the City Council that the petition as filed be denied and that

That part of Lot 21 Townsends Subd. on Section 4, 5, 8, and 9 T4N, R2W, City of Lansing, commencing 1162 ft. South of the Northeast corner of Lot 24 Townsend Subd. on Sec 4, 5, 8, and 9, T4N, R2W, City of Lansing, thence South along the East line of Lot 24, 273.5 ft. to the Grand River, southeasterly along the river to a point on a line 110 ft. East and parallel to the East line of Lot 24, thence North parallel to East line of Lot 24 to the Southerly line of Logan Access Rd. thence Southwesterly along Logan Access Rd. to a point on a line 50 ft. East and parallel to the East line of Lot 24 thence South to a point 50 ft. East of the point of beginning, thence West 50 ft. to beginning except the Southerly 30 ft. lying parallel to the Grand River, also except the North 380 ft.

be rezoned from "A" One Family to "J" Parking District.

The South 223.5 ft. of Lot 24 Townsends Subd. on Section 4, 5, 8 and 9, T4N, R2W, except the South 30 ft. thereof lying parallel to the Grand River

be rezoned from "A" One Family to "J" Parking and the balance of the request described as:

Commencing 322 ft. South of the intersection of the East line of Lot 24, Townsends Subd. on Section 4, 5, 8 and 9, T4N, R2W, City of Lansing and 50 ft. Southwesterly and parallel to the centerline of Grand River Ave. thence South 160 ft. along the East line of Lot 24 thence West to East right-of-way line of Logan St. Access Rd. thence Northeasterly along said right-of-way to point of beginning

remain in its present zoning classification.

Screening to consist of a 4 ft. high cyclone fence with plantings (35% coniferous, 65% deciduous) be provided and maintained outside and adjacent to said fence, along the East and South boundary line of the "J" Parking area, wherever said parking area abuts residentially zoned land. Fence should be located to best take advantage of topographic conditions.

Some of the Board's comments before voting on this petition were:

Mr. Reynolds remarked that bowling alleys are all desperate when it comes to parking needs and he couldn't see any harm in that other 500 ft. and couldn't see why that shouldn't be included with the rest of the parking. He was not so sure about the commercial area, but the parking he felt should be included.

Mrs. Bretz remarked that over on Cooley St. there were some very nice homes and that when they get too much that is marked "J" parking they don't have enough to develop into something that would be desirable to the residents on the other street.

Mr. Fink remarked that the extreme end of the parking lot they now have has not been utilized. All the rest of the area concerned is up for rezoning (Z-138-65) on which there was a hearing tonight. There would be an opportunity that we could make further recommendations. Primarily the staff and the Zoning Committee were concerned about the whole development of the area.

Mr. Black asked if there would be any great harm if this were deferred until the new petition is taken up and then both of them considered at one time.

Mr. Houston advised that this petition has been with us for quite some time and thought it would be a detriment to their efforts if we were to delay on this recommendation.

Mr. Black then asked why the 500 ft., when the proposed development of the area next to it is only 380 ft.? Why not make it 380 ft. instead of 500? Mr. Black advised that he would like to personally say that in view of the proposed development between this and the "A" One Family he didn't see anything wrong with the whole thing in parking, but if the committee feels that the further delay until some action is taken on the adjoining property, that he would suggest they amend their resolution to 380 ft.

A motion was made and seconded that the recommendation be changed to read 380 ft.

Motion failed by the following vote:

Yeas: Fink, Heino, Houston, Bretz, Black—5.

Nays: Reynolds—1.

Z-102-65

The Planning Board's recommendation on the petition by Keith Hamilton to rezone a parcel at 5436 South Cedar Street from "F" Commercial to "H" Light Industrial District did not pass. The motion received 5 Affirmative and 1 Negative vote.. The requisite number in a rezoning recommendation is six.

The Zoning Committee's recommendation to the Board on this petition was as follows:

That the petition be denied. Industrial and commercial uses adjacent to residential uses is detrimental to both. Strip commercial development along major streets reduces the traffic carrying capacity of the streets.

Motion failed by the following vote:

Yeas: Fink, Heino, Houston, Bretz, Black—5.

Nays: Reynolds—1.

Z-103-65

Motion by Bretz and seconded that the Board recommend to City Council that the Planning Board recommends that the petition by Leon L. LeGrand to rezone a parcel in the 3800 block of Walton Drive from "A" One Family District to "C" Two Family District described as:

Lot 9 Meadow Wood Subdivision
be granted.

This change would not be contrary to the established land uses to the north.

Development of the "D-M" Multiple zoning to the north and west of this site is nearing completion.

This will provide a break-down in density between the developed apartment uses and undeveloped single family area.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-104-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Leon LeGrand to rezone a parcel in the 1000 block of LeGrand from "D-M" Multiple Dwelling District to "J" Parking and "F" Commercial District described as:

Lot 17 of Meadow Wood Subdivision,
City of Lansing

be denied and the property remain in its present zoning classification.

This request does not fall within the overall zoning policy of South Logan Street introduced and adopted by the Planning Board May 4, 1965.

The Master Land Use Plan indicates this area as residential.

Commercial uses adjacent to residential uses is detrimental to both.

Strip commercial development along major streets, tends to reduce the traffic carrying capacity.

There is adequate commercial zoning in the area to accommodate present and future development.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-105-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the Planning Board recommends that the petition by Leon LeGrand to rezone a parcel in the 1000 block of LeGrand from "A" One Family District to "J" Parking and "F" Commercial District described as:

Lot 18 of Meadow Wood Subdivision,
City of Lansing

be denied as filed and the property be zoned "D-M" Multiple Dwelling.

This request for commercial does not fall within the overall zoning policy of South Logan Street introduced and adopted by the Planning Board May 4, 1965.

The Master Land Use Plan indicates this area as residential.

Commercial uses adjacent to residential uses is detrimental to both.

Strip commercial development along major streets, tends to reduce the traffic carrying capacity.

There is adequate commercial zoning in the area to accommodate present and future development.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-107-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the Planning Board recommends that the petition by Velma L. Skinner to rezone a parcel at 515-517 W. Madison from "C" Two Family District to "D-M" Multiple Dwelling District be denied.

The present "D-M" Multiple zoning district allows a density that is not compatible with the Master Land Use Plan.

The entire area is zoned "C" Two Family with the exception of the commercial frontage on Saginaw Street.

The basic land use conditions have not changed in the area.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-108-65

Motion by Bretz, seconded by Heino that the petition by Ingham Home Realty, Inc. to rezone property in the 4100-4200 Blk. of N. Grand River described as:

Lots 115, 116, 117, and 118 of Northwestern Subd No. 4

from "A" Residential to "E" Apartment-Shop District be tabled for 30 days pending an overall zoning study of this area of N. Grand River Avenue.

Motion carried unanimously.

Z-109-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the Planning Board recommends that the petition by Edward W. Sparrow Hospital Association to rezone a parcel at 1116, 1116A, 1116B Jerome Street from "D-M" Multiple Dwelling District to "D" Apartment or "J" Parking District be granted to "J" Parking only, and a minimum of 2/10 lumens light per square foot be provided on the parking area so directed, as not to affect adjacent properties.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-110-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the Planning Board recommends that the petition by Warner & Long Development Company to rezone a parcel at 639 E. Jolly Road from "A" One Family District to "D-M" Multiple Dwelling and "D-1" Professional District be denied and that the property owners in the area be encouraged to work together with the Planning Board to develop an overall plan for the area.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-111-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by William J. Warner to rezone a parcel at 1320 Miller Road from "A" One Family to "D-M" Multiple Dwelling District be denied and that it retain the present density which could be developed as a Community Unit Plan.

The area south of Miller Road between Pennsylvania Avenue and Aurelius Road is presently zoned for single family residences, with the exception of the frontage on the east side of Pennsylvania Avenue which is commercial. The existing development in the area is in single-family residential. The developer proposed a street extending 1800 feet south of Miller Road with lots of 18,000 to 25,000 sq. ft. "D-M" Multiple zoning allows development on the basis of 1,000 sq. ft. per dwelling unit, which could allow as many as 25 units per lot.

It is not desirable to create a high density area in the interior of single-family zoning and development. The density allowable would create a traffic problem on the proposed street.

A more logical development would be possible under a Community Unit Plan for the entire area east of Pennsylvania and south of Miller Rd. Under this type of development, the multiple units could be located adjacent to Miller Road or the commercial zone, and the interior would retain its lower density type of development.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-112-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Phillip G. and Joan E. Vercruyse to rezone a parcel at 933 Northrup from "A" One Family District to "C" Two Family District be denied and the property owners be encouraged to plat.

The Master Land Use Plan indicates this area as low density (2-3 dwelling units per net acre).

"C" Two Family zoning would exceed the planned and existing density for the area.

Increased density in areas planned for low density increases the load on public utilities.

Platting should precede zoning of areas of this type, in order to allow for full and orderly development of the property.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-113-65 & Z-114-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Roland F. & Louise M. Rhead and Everett L. White to rezone a parcel at 506 and 512 W. Saginaw Street from "C" Two Family to "D" Apartment described as:

W. 55 ft. if E. 110 ft. of Lot 6 and S. 24 ft. of W. 55 ft. of E. 110 ft. of Lot 5, Blk. F. of Subd. of Blks. 26 and 27 Original Plat

W. 55 ft. of Lots 5 and 6, Blk. F. of Subd. of Blks. 26 and 27 Original Plat

be denied as filed; and that the

North 62 ft. of the West 55 ft. of Lot 5 and the North 20 ft. of the South 24 ft. of the West 55 ft. of the East 110 ft. of Lot 5

be rezoned from "C" Two Family to "J" Parking and

the balance of the above described property

be rezoned from "C" Two Family to "D-M" Multiple Dwelling.

Screening of dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. around the periphery of the "J" Parking area where the parking area abuts a residential use.

The parking area to be lighted with 2/10 lumens of light per sq. ft. so directed on the parking area so as not to affect the adjacent properties.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-115-65

Motion by Bretz seconded by Houston that the Board recommend to City Council that the Planning Board recommends that the petition by Mr. and Mrs. Peter Novello to rezone a parcel located at the N.W. corner of South Logan and the I-96 West-bound Exit from "A" One Family District to "F" Commercial described as:

Beginning at the intersection of the E. 1/4 line of Section 7, T3N, R2W, with the limited access Right-of-Way of Highway I-96 ramp as recorded L.

806, P. 1063, ICR, thence East 32.41 ft. along the ramp to the East Right-of-Way line of Highway M-99 (65 ft. from center line), thence Northeasterly along M-99 (N 44° 19' 43" E) 340 ft. thence Northwesterly to the 1/4 line at a point 465 ft. North of the point of beginning, and thence South 465 ft. to point of beginning;

be granted and that

the northerly 30 ft. lying parallel to the northerly property line, and the West 30 ft. lying parallel to the West property line

be zoned "J" Parking.

Where the "J" Parking is across or abuts a residential use, one of the following types of screening shall be provided:

1. A 5 ft. redwood or cedar louvered fence with boards running perpendicular to the ground.
2. A 5 ft. high chain link type fence with interwoven slats.
3. A 3 ft. high chain link type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height.

Rezoning will enable the owner to develop the property, which probably would not be utilized with its present zoning.

The location of this parcel lends itself readily to expressway oriented development.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-116-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the Planning Board recommends that the petition by Dr. R. G. Chaplin to rezone a parcel at 1922 and 1934 Thompson Street from "C" Two Family to "D-1" Professional and "J" Parking District be granted as follows:

Lot 26, Block 1, Lincoln Heights Subdivision

be rezoned "D-1" Professional.

Lot 24 and also Lot 25, Block 1, Lincoln Heights Subdivision City of Lansing

be rezoned "J" Parking.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-117-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the Planning Board recommends that the petition by General Motors Corporation to rezone a parcel in the 1300-1400 block of Albert, 1000 block of Birch Street and the 1300 block of Olds Avenue from "B" One Family District to "I" Heavy Industrial described as:

All of Block 1 of Holmes and Son's Subdivision except the following parcels: Lots 1 and 2 except the South 38 ft. of said Lots; Lot 3; Lot 7 except the East 11½ ft. thereof; all of Block 2 except the South 5 ft. thereof

All of Lots 19 to 25, inclusive, of Subdivision of Outlot "A", Stebbins-Moore Replat of Lots 1 and 2, Block 13 and Lot 2, Block 20 of Townsend's Subdivision of the North part of Section 20, T4N, R2W, City of Lansing, Ingham County, Michigan

be granted.

The Master Land Use Plan indicates this area as industrial.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-118-65

Motion by Bretz, seconded by Houston that the petition by Thomas F. Kegan, Louis and George Eyde to rezone a parcel in the 1500 Blk. of N. Waverly Road described as:

S. 7/20 E. 20.45 A. of W. 40.9 A. of that part of NW frl. ¼ lying S. of Grand River exc. S. 980 ft.; Sec. 7 and

S. 7/25 W. 20.45 A. of that part of the NW frl. ¼ lying S. of Grand River exc. S. 980 ft. Sec. 7, Block 25

from "A" One Family to "D-M" Multiple Dwelling District be tabled pending meetings between the staff, Lansing Township, Parks Department, the Mayor's River Improvement Committee and other interested parties and representatives of the developer.

Mr. Black made a recommendation that if the screening is not complied with as per the recommendation of the Planning Board and approved by City Council that no certificate of occupancy be issued.

Mr. Houston stated this was not a position the Planning Board could take.

Mrs. Bretz recommended that Mr. Black make this into a resolution to be considered by the Board.

STREETS COMMITTEE

ROW-8-65

Motion by Houston seconded by Heino that the Board recommend to City Council that after considering the letter of June 17, 1965 from the Superintendent of the Lansing Scool District requesting that the city vacate that portion of Leshler Place which fronts on the Oak Park School property (600 Blk. Leshler Place) that:

Begin at a point 71.76 ft. North of the S'y line of Lot 8 Assessors Plat No. 7, thence North to the South line of Saginaw St.

be vacated and the city retain an easement for all utilities now located within the described property.

This will allow adequate street area for turning movements for the balance of the uses fronting on Leshler Place north of Linden Grove.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-144-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the property located in the 200 Block of North Verlinden Avenue described as:

Lots 1 thru 6 of McPherson's Replat of Lot 16 thru 45 inclusive, McPherson's Subd., City of Lansing, Ingham County, Michigan

be rezoned from "F" Commercial to "D-1" Professional Offices District and

Lots 7 thru 12 of McPherson's Replat of Lot 16 thru 45 inclusive, McPherson's Replat of Lots 16 thru 45 inclusive, McPherson's Subd., City of Lansing, Ingham County, Michigan

be rezoned from "E" Apartment Shop to "D-1" Professional Offices District.

This will provide for less intense use of the property in the future if and when any change of use is anticipated.

The Board feels that the uses allowed under the "D-1" Professional zoning will allow reasonable use of the land and will be less detrimental to the surrounding residential area.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

ROW-9-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that after considering the petition to vacate the alley lying east of Verlinden, and running north and south between Inverness and Forbes (1800) block; that the alley be vacated and the West one-half be zoned "J" Parking and the East one-half be zoned "B" One Family.

Screening to be provided by the commercial establishments along the East boundary of the "J" Parking strip, except for the established residential setback on Forbes and Inverness Ave.

Screening to consist of one of the following:

1. A 5 ft. high cyclone type fence with interwoven slats.
2. A 3 ft. high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

S-13-64

Holmes Acre—Request for preliminary plat approval for a residential plat located West of Stabler St. and South of Holmes Rd. Referred to Streets Committee for their recommendation. Consideration could be given this plat at the hearing for the Community Unit Plan set for Thursday, August 26th, 1965 at 7:30 P.M.

S-16-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that final approval be denied and reconsideration be given when necessary clearances have been made to comply with Subdivision Regulations.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

BP-9-65

Motion by Houston, seconded by Heino that the Board recommend to the Buildings and Properties Committee that after considering the letter from Mr. Mack Hunt offering the city two lots located in the Paynter's Heights Subdivision, Lots No. 16 and No. 18 (500 Blk. Thomas and 2300

Blk. Thompson) that the offer be rejected and that Mr. Hunt be commended for his interest in the development of the city.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

BP-10-65

Motion by Houston and seconded that the request of Mr. John H. Loomis to purchase city property located between Grand River Ave. and Water St. in the 1100 Block Factory St. be tabled at this time.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

BP-11-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that after considering the letter from Margaret C. Nerad, Realtor, who has a client interested in purchasing or leasing the 500 Blk. of East Michigan Avenue, formerly known as Roberts Tire Co., that the property be made available on a short term lease basis, and further consideration and study be made on the need and possibility of a parking lot on the site.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

BP-12-65

Motion by Houston, seconded by Bretz that the Board recommend to City Council that after considering the letter from Barbara A. Rodocker, Associate Broker, from Ingham Home Realty, Inc. asking to divide property at 706 Berry Street described as:

The East 81 feet of Lot No. 79 and the West 38 feet of the East 119 feet of Lot No. 79, Plat of Half Acre Land Company's Subdivision, of a part of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of Sections 28 and 29, T4N, R2W, City of Lansing, Ingham County, Michigan,

into two parcels, one of which well be 56 ft. in width, the other 63 ft. in width and both having frontage on Berry Ave., that the lot split be approved and the split conform to the survey as submitted with the letter of request dated July 9, 1965.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

BP-13-65

Motion by Houston, seconded by Bretz that the Board recommend to City Council that the City Council authorize the Parks Department to explore the feasibility of creating a park in the vicinity of Bear Lake. If the project is found to be desirable, the Planning Board recommends that acquisition be implemented at the earliest date possible.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Mr. Houston offered the following reminder:

On April 7, 1964 at a regularly scheduled meeting of this Board I called attention to the critical nature of the Lincoln Community Center situation.

In the minutes of the Park Board, August 12, 1964, that board approved the Daviels Survey Report which was received on June 23, 1964, with the following language being used:

'Of the thirteen general program recommendations the Board concurs in all but three at the present'

The Board concurs in trying to achieve a better balance in program areas without diminishing attention to those areas currently heavily patronized. Further more effort should be made to include all age groups by expansion of indoor programs and facilities. Construction of community centers, which the board agrees are needed, will provide opportunity for "drop in" teen age and young adult recreation and initiation of new programs in the performing arts.

At the last meeting of the Board of Education—Lincoln School which houses the Lincoln Community Center was discontinued as of the coming school years as a K-6 school but the building will be used for one more year to house some special education students and the center activities.

The Secretary reported that there was no manpower to take on any project of this kind, inasmuch as the position asked for was taken out of the budget. He further stated that this matter would be brought up at the Community Renewal Program meeting which was to be held on Wednesday, August 4th at 4:00 P.M.

The Board asked the Secretary to report back on his findings in this matter at the special meeting of the Board, August 26th.

URBAN RENEWAL

Mr. Reynolds reported on the interest by various developers in the project.

The Proposals are going to be advertised in the paper. Forty to fifty per cent of the property has been acquired. The Community College time schedule is to meet with Urban Renewal.

ORDINANCE

Mr. Black asked the secretary for a report on the meeting with the City Attorney, Vilcan-Leman and Associates and Mr. Stanley Burke, attorney working on the Zoning Text.

A copy of the report on the outcome of the Zoning Ordinance to date together with the anticipated schedule were a part of the staff report.

Some discussion followed. Mr. Houston asked that the Board members be notified of meetings on the Zoning Text.

CAPITAL IMPROVEMENTS

Mr. Heino reported that revisions are being made on the CIP report and a report will be ready in two or three weeks.

EXECUTIVE COMMITTEE

Mr. Fink reported that a meeting had been held Friday morning at which time the Zoning Ordinance, Subdivision Regulations and personnel problems had been discussed.

PLANNING DIRECTOR'S REPORT

The Secretary reported that he had worked with the City Attorney in preparing the injunction on relative to the borrow pits near Ruth St. in the S.E. section of the City. A hearing on this is to be held Friday.

The City Attorney's staff, and the Mayor's assistant are working on the Subdivision Regulations.

OTHER COMMUNICATIONS

The letter from the Ingham County Fair was read and placed on file.

The Board was informed that a meeting on proposed school sites with members of

the Board of Education staff is to be held on Thursday, August 12, 1965 in the Parks Department office.

NEW BUSINESS

Motion by Houston, seconded by Heino that the Policy and Procedures be amended as follows:

3.4 REFERRALS a. "All matters referred or presented to the Planning Board for study—etc. (See Page 9)

b. Resolutions presented by Board members must be printed and made available to the Board at least fifteen (15) days before consideration by the Planning Board.

Some discussion was held on a possible amendment.

Motion carried by the following vote:

Yeas: Fink, Heino, Houston, Reynolds, Bretz, Black—6.

Nays: None.

Z-97-65

Motion by Houston, seconded by Heino that the request of Floyd and Lilliebelle Cliff dated July 16, 1965 asking the board that their petition to rezone property at the Southeast corner of Miller Road and Grovenberg Road be reconsidered for "C" two family be considered at the mid-month meeting.

Mrs. Bretz reminded the Zoning Committee that their meetings will be held at 6:00 A.M. on the last Wednesday of the month.

Meeting adjourned at 11:35 P.M.

RAYMOND C. GUERNSEY,
Secretary.

C/M

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, September 8, 1965

Meeting was called to order at 7:40 P.M.
by Chairman Russell Fink.

ROLL CALL

Present were: Black, Fink, Heino, Reynolds and Siebert—5.

Absent: Bretz, Manz and Houston—3.

HEARINGS

Z-88-65

A public hearing was scheduled for Thursday, September 23, 1965 at 7:30 P.M. in Court Room No. 1, Sixth Floor, of City Hall on the Community Unit Plan submitted by Harold Placer for property located between Pleasant Grove and Richmond St. north of Ferrol St.

Z-139-65

Mr. Joe B. Grammatico, representing Mr. Bono Basile, appeared in behalf of the petition to rezone the property at 127 Ferguson St. from "C" two family residence to "D-M" multiple dwelling district and advised that this property was purchased two or three months ago from an estate. When they proceeded with the remodeling, they found they were in violation of the code. They have parking space for 2 or 3 cars. The property was bought as an investment. Mr. Grammatico asked if there was any way to handle this, inasmuch as this is zoned "C" two family there is not enough lot area for two families. He was advised they could file an appeal with the Appeals Board.

Matter was referred to the Zoning Committee.

Mr. Houston came in at 7:46 P.M.

Z-140-65

No one appeared in behalf of the petition to rezone the property at 1212 W. Jolly Rd.

from "A" one family to "D-M" multiple dwelling district. Mr. Charles Felice, who has the property next door advised the board that plans will be submitted in the near future.

Matter was referred to the Zoning Committee.

Z-141-65

Mr. Charles Felice appeared in behalf of the petition to rezone the property at 1218 W. Jolly from "A" one family to "D-M" multiple dwelling district and presented a blue print to the Board. He stated that he and the people next door at 1212 W. Jolly would like their property rezoned to put up multiple units.

Mr. Heino asked how many units were proposed and was told there would be one structure of 12 units at 1218, and one of 8 units at 1212. They are all to have two bedrooms with the exception of one unit.

Mr. Heino then asked if the two lots would be set up as a partnership and Mr. Felice stated "Yes".

Matter was referred to the Zoning Committee.

Z-142-65

No one appeared in behalf of the petition to rezone the property at 5509 S. Pennsylvania Avenue from "A" one family to "H" light industrial district.

Matter was referred to the Zoning Committee.

Z-143-65

No one appeared in behalf of the petition to rezone the property at 929 and 933 N. Pine Street from "C" two family to "D-M" multiple dwelling district.

Matter was referred to the Zoning Committee.

Z-145-65

No one appeared in behalf of the petition to rezone the property at 5920 S. Cedar St. from "J" parking to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-146-65

No one appeared in behalf of the petition to rezone the property at 3717, 3715, 3721, 3801 W. Jolly and gas station at southeast corner of Waverly and Jolly described as:

Beginning at the N.W. corner of Section 6, T3N, R2W, Delhi Township, Ingham County, Michigan thence S. 265.0 ft. on the section line, thence S. 89° 36' E. 405.9 ft. parallel with North section line, thence N. 40° 59' E. 348.95 ft. on Southeasterly R-O-W of abandoned NYC RR to the North line of said Section 6, thence N. 89° 36' W. 634.8 ft. to the point of beginning, Delhi Township, Ingham County, Michigan

from "A" residential to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-147-65

Motion by Heino seconded by Reynolds that the petition to rezone the property in the 2300 Blk. of E. Kalamazoo and 300 Blk. of Foster Ave. described as:

Lots 34, 35 and 36 Snyders Sub-division, City of Lansing

from "B" one family to "F-1" commercial district be tabled for one month.

Motion carried unanimously.

Z-148-65

Mr. W. Richard Neller, representing Walter Neller Enterprises, Inc. appeared in behalf of the petition to rezone the property at the N.W. corner of S. Washington and Edgewood Road described as:

E. 5 acres of the S. 8 acres of that part of the S.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ lying W. of S. Washington Rd., Section 8, T3N, R2W

from "A" one family to "B" one family district and stated that they are attempting to complement the development of the old Kahres farm on the east end of Edgewood Rd. Washington is the only through street for access, under the through-way. Their

purpose is to permit the selling of the property for the construction of a church. This corner may be more heavily traveled in the future, they feel it is a good location for a church.

The Director asked Mr. Neller if they had considered platting and was advised that this piece of property is to be used for the single purpose of the church and they had not considered it. They have definite plans for other property in the area.

The Director then remarked that it might be necessary to straighten Edgewood Road in the future, and if the land were platted this might be a simpler matter.

Mr. Fink asked if the straightening of Edgewood Road would make it a service road, and was advised that this would be a collector street to connect other streets in the area.

Mr. Fink asked if the city would be purchasing some of the property for this purpose and was told "Yes" however there was a possibility that some of the developers would dedicate streets to aid in their own developments.

Matter was referred to the Zoning Committee.

Z-149-65

Mr. Leo A. Farhat, attorney, appeared for Dominic and Frances Verderese in behalf of the petition to rezone the property at 809 Seymour Street from "C" two family to "D-M" multiple dwelling district and advised that the petitioners want to enhance the area. The lot now contains one older dwelling. They purchased the property and wish to erect a 9 family multiple apartment similar to the one on the sketch he presented to the board. The property is 66 by 165 and there will be adequate ground, parking and green area for the tenants. They will have a new departure on the off-street parking.

Matter was referred to the Zoning Committee.

Z-150-65

Mr. Jack H. Scherer appeared in behalf of the petition to rezone the property at 2200 S. Cedar St. from "B" one family residence to "F" commercial district and stated that the property was purchased 7 to 8 months ago at which time they were under the impression that it was zoned "F" commercial, inasmuch as the first 100 ft. is zoned commercial. They would like to put in a service facility for Wheels, Inc. which he and his father owns.

Mr. Reynolds asked if the petitioners owned the corner of Cedar and Riley and was told "Yes."

Mr. Fink asked if a building permit was involved and was told not yet, but they have presented drawings to the board.

Mr. Reynolds asked what this service facility would involve. Mr. Scherer stated that this would be a clean-up type of work; but no bumping or painting.

Matter was referred to the Zoning Committee.

Z-151-65

Mr. William W. Westphal, representing the Sisters of St. Lawrence Hospital appeared in behalf of the petition to rezone the property at 738 and 742 Clayton St. from "A" one family to "J" parking district and stated that this property was purchased for the purpose of establishing parking facilities for the nurses and doctors at the hospital. He advised that they have about 800 people on their staff and it requires a lot of parking.

Matter was referred to the Zoning Committee.

Z-152-65

No one appeared in behalf of the petition to rezone property at 1410 E. Kalamazoo St. from "B" one family (non-conforming) to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-153-65

Motion by Heino seconded by Siebert that the petition to rezone the property at 621 and 623 W. Allegan St. from "D" apartment to "D-1" professional offices district be tabled for one month.

Motion carried unanimously.

Z-154-65

Motion by Heino, seconded by Siebert that the petition to rezone the property at 807 Cleveland Avenue from "B" one family to "G" business district be tabled for one month.

Motion carried unanimously.

Z-155-65

Mr. Ronald Musser appeared in behalf of the petition to rezone the property at 4903 N. Grand River Avenue from "A" one family residence to "F" commercial district and stated that the property is

being used for "F" commercial. The buildings need remodeling, but he cannot do anything without the commercial zoning. It was changed to "A" one family upon annexation to the city. He has owned the property for one year.

Mr. Heino asked if he were going to add any units, and Mr. Musser stated that he only wanted to remodel. He further remarked that the storage tanks hold only 1,000 gallons, which is not sufficient, and he would like to install new tanks for the increase in business.

Matter was referred to the Zoning Committee.

Z-156-65

Mr. Max L. Green appeared in behalf of the petition to rezone the property at 5334 S. Logan St. from "A" one family to "F" commercial district and stated that this is non-conforming because of annexation. At the present time he wants to put an additional circular drive. He plans no building for about a year, then he would like to put a shop on the property.

Mr. Reynolds asked if they were using the entire parcel. Mr. Green stated that they are not using the back at all, and the front is used for display. He further stated that he didn't think they would ever need the entire back for their operation.

Mr. Black asked if there was an access from Balzer. Mr. Green replied that there was 3 ft. of property between his property and Balzer, however he does have a right-of-way for sewer. There is no drive.

Mr. Fink asked if their business was primarily sales and the petitioner advised that they do some cutting but it is very limited. Most of the cutting is done at Lansing Monument which is also owned by them.

Mr. Reynolds suggested that the petitioner talk to the staff, and he stated he would.

Matter was referred to the Zoning Committee.

Z-157-65

Mr. Harold C. Guetschow, President of Consumers Food, appeared in behalf of the petition to rezone the property at 1819 W. Willow Street from "F" commercial to "H" light industrial district and stated that he had this property in 1957. He has a retail butcher shop in front of the building and his business has increased so his facilities should be increased. He would like to build a freezer to the South and use the present freezer as a work room. He applied for a permit and found that he could not remodel, unless the property

was rezoned for light industry. The proposed construction on the front would even up the building. Plans were presented to the Board. The structure would be of concrete with no outlets on the street.

Mr. Reynolds asked what was the difference between his business and a super market, and was advised that there is a processing plant in the rear. The butcher shop was started two years ago. They service restaurants and institutions. They employ about 20 people now and will hire more if the addition can be put on. The present building is too small to continue operation. Off street parking is provided.

Mr. Reynolds asked if butchering was done there, and was advised that their products are all butchered when purchased by them. They make meat patties, cube steaks, etc. and sell them to the outside. There is no odor. They have no locker rentals.

Matter was referred to the Zoning Committee.

Z-158-65

No one appeared in behalf of the petition to rezone the property at 3320 S. Cedar St. from "A" one family residence to "H" light industrial.

Matter was referred to the Zoning Committee.

Z-159-65

Mr. J. B. Grammatico appeared in behalf of the petition to rezone the property at 419 W. Grand River from "C" two family to "D-M" multiple dwelling district and stated that he had recently purchased this property. He plans on building similar to the Georgetown Park structure being completed across the street. He feels there is a tremendous need for multiple housing, as he had 250 calls wanting to rent in the Georgetown Park. Property is not available for multiple as the senior citizens do not want to sell, and those who well sell want too much money. There is heavy traffic on Grand River. In this area all the houses are well kept.

Mr. Heino asked about the parking, and was advised that this structure will have parking for 8 cars in the back.

The matter was referred to the Zoning Committee.

Z-160-65

No one appeared in behalf of the petition to rezone the property at 801 E. Howe

Street from "A" one family residence to "T" heavy industrial district.

Matter was referred to the Zoning Committee.

Z-161-65

Mr. Carl L. Reagh, Attorney, appeared in behalf of the petition to rezone the property in the 5600 Blk. of South Logan St. described as:

Com. cen. Sec. 5, thence N. 88° 46' W. 138.81 ft. N. 38° 57' W. 91.06 ft. to point of beg. on E'ly R/W line M-99, thence S 38° 57' E. 167.5 ft. S. 46° 58' W. 177.9 ft. N. 43° 19' W. 163.8 ft. to E'ly R/W line, N. 46° 03' E. 190.5 ft. to beg.

Com. cen. Sec. 5, thence N. 88° 46' W. 266.69 ft. S. 46° 03' W. 92.93 ft. to point of beg. on E'ly R/W line M-99, thence S. 46° 3' W. 157.5 ft. S. 43° 57' E. 165 ft. N. 46° 3' E. 155.7 ft. N. 43° 19' W. 165 ft. to beg.

Com. cen. Sec. 5, thence N. 88° 46' W. 266.69 ft. S. 46° 3' W. 541.93 ft. to point of beg. on E'ly R/W line M-99, thence N. 46° 3' E. 132 ft. S. 43° 57' E. 165 ft. S. 46° 3' W. 132 ft. N. 43° 57' W. 165 ft. to beg.

Com. S. Lot 91 Yorkshire Park Subd. No. 2, thence N. 43° W. 114.71 ft. N. 45° 55' E. 13 ft. N. 43° W. 35 ft. N. 43° 57' W. 165 ft. to E'ly R/W line M-99, S. 46° 3' W. 159.5 ft. S. 43° 57' E. 165 ft. S. 46° 3' W. 132 ft. N. 43° 57' W. 165 ft. to E'ly R/W line M-99, SW'ly along said R/W to int'n N. line Hughes Rd., S. 42° 36' E. 271 ft. S. 44° 28' E. 32.15 ft. to int'n N'ly line Taffy Parkway, N. 46° 12' E. 666.2 ft. to beg.

Com. N. cor. Lot 28 Yorkshire Park Subd. No. 1, thence N. 42° 36' W. 271 ft. S. 45° 53' W. to N'ly line Valteau City, S. 43° 45' E. to W. cor. Lot 28 Yorkshire Park Subd. No. 1, N. 45° 53' E. 145.25 ft. to beg.

from "A" one family residence to "T" commercial district and stated that this area was recently annexed to the City. The petitioners would like to have this rezoned commercial for a small type of shopping center or semi-professional offices, starting to the North end and developing southward.

They have nothing on the planning board at present. He feels it is the best possible use of the land and would be an asset to this section of town.

Matter was referred to the Zoning Committee.

Z-162-65

No one appeared in behalf of the petition to rezone the property at 3127 Turner Street from "A" to "F" and "J".

Matter was referred to the Zoning Committee.

Z-163-65

Mr. Herbert A. Kierstead appeared for Miracle Mile, Inc. in behalf of the petition to rezone the property at Orchard Street south of Louisa St. in new plat east of Orchard St. described as:

The West 30 ft. of Lots 6 through 12, Midway Plaza No. 1

from "J" parking to "G-2" wholesale

Beginning at the Southwest corner of Lot 80 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan, thence S. 00° 32' 10" E. 1,1410.22 ft.; thence thence N. 89° 57' 20" W. 1078 feet; thence S. 00° 33' 10" E. 91.53 feet, thence S. 89° 57' 20" E., 146.0 feet to the West line of Midway Plaza; thence N. 00° 17' W. 1,502.28 ft. on the East line of Midway Plaza and Midway Plaza No. 1 to the South line of said supervisor's Plat No. 3; thence N. 89° 46' 50" W. 152.27 ft. to the point of beginning, being Lots 28 through 40 inclusive of proposed plat of Richfield Park

from "A" one family to "G-2" wholesale

Beginning at the Southeast corner of Lot 78 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan thence S. 00° 32' 10" E. 1,196.05 feet; thence S. 89° 27' 50" W. 196.23 feet, thence N. 00° 32' 10" W. 1,198.25 feet to the South line of said Supervisor's Plat No. 3, thence S. 89° 46' 50" E. 169.23 ft. to the point of beginning, being Lots 16 through 27 inclusive of proposed plat of Richfield Park.

Also beginning 1,254.39 feet S. 00° 32' 10" E. of the Southwest corner of Lot 80 of Supervisor's Plat No. 3 of Delhi Township, Ingham Co., Michigan, thence S. 00° 32' 10" E. 155.83 ft.; thence N. 89° 57' 20" W. 177.78 feet; thence N. 00° 32' 10" W. 153.98 feet; thence N. 89° 27' 50" E. 177.78 feet to the point of beginning, being Lot 41 of proposed Plat of Richfield Park

from "A" one family to "D-M" multiple dwelling

Beginning 2.23 feet N. 89° 46' 50" W. of the Southeast corner of Lot 73 of Supervisor's Plat No. 3 of Delhi Township, Ingham County Michigan being the intersection of the East line of Orchard St. and the South line of

said Supervisor's Plat No. 3, thence S. 00° 32' 10" E. 1,200.00 feet on the East line of Orchard St.; thence N. 89° 27' 50" E. 130.0 feet, thence N. 00° 32' 10" W. 1,198.29 feet to the South line of said Supervisors Plat No. 3; thence N. 89° 46' 50" W. 130.0 feet to the point of beginning, being Lots 1 through 15 inclusive of proposed Plat of Richfield Park.

Also beginning 560.5 feet S. 89° 57' 20" E. of the Southwest corner of Section 3, T3N, R2W, thence N. 00° 32' 10" W. 238.0 feet; thence N. 89° 57' 20" W. 82.0 feet; thence N. 0° 32' 10" W. 467.67 feet; thence N. 89° 27' 50" E. 181.5 feet; thence S. 0° 32' 10" E. 707.51 feet, thence N. 89° 57' 20" W. 99.5 feet to the point of beginning, being Lots 42 through 48 inclusive of proposed plat of Richfield Park all now City of Lansing

from "A" one family to "C" two family and stated that they feel that this property adjacent to Midway Plaza on the East to "G-2" wholesale would give them a more desirable frontage on Pennsylvania.

West of Orchard is low density with only 6 or 7 homes involved leaving a great amount of land unused and it was thought this might be because the street is unimproved. They are working in conjunction with the next petitioner (Z-164-65) for an outlet on Louisa, and that the cooperation will lead to orderly development. There is about 30 acres involved in the two parcels which will serve the industrial center.

Matter was referred to the Zoning Committee.

Z-164-65

Mr. James Davis appeared in behalf of the petition to rezone the property on the North and South sides of Fred Street and North and South sides of Louisa, West of Pennsylvania Avenue and East of Joshua described as:

Lots 71 and 72 and 74, through 90 and Lots 104 through 113 and Lots 119 120, and 123 all in Supervisors Plat No. 3 Delhi Township, City of Lansing

from "A" residential and "C" two family to "G-2" wholesale, "D-M" multiple family dwelling and "C" two family residence district and stated that they would like to continue the same type of zoning to the North. Lots 83 and 114 would connect Louisa and Fred St. which would make a short street. Another lot, No. 99 will be worked in with lot from the south. Mr. Davis advised that he has a petition of signatures giving their approval of this action.

Mr. Fink asked the size of the "D-M" area and was told that it is 6 1/10 acres.

Mr. Heino asked if there were definite plans, and was advised that they would like an apartment on the "D-M" zoning. The purpose for the "G-2" is to square the area between the proposed street on the South of Louisa and Pennsylvania Avenue and will eliminate the odd area. The Pennsylvania property is 269 ft. deep and with a setback of 60 ft. and 30 ft. to the rear "J" parking the lots are quite small. The G-2 area will be developed by the petitioner and Miracle Mile. They have checked with the Public Service Department on sewer and water.

Mr. Reynolds stated that he felt there was a need to get more people closer to the parks. Mr. Davis remarked that the highway will be a barrier. Immediately west is one family but low density, and it may not change unless the area is reclassified.

Matter was referred to the Zoning Committee.

Z-165-65

No one appeared in behalf of the petition to rezone the property at 726 W. Saginaw Street from "C" two family residence to "D-1" professional offices district.

Matter was referred to the Zoning Committee.

Z-166-65

Mr. Bob Vandervoort representing Hager Fox appeared in behalf of the petition to rezone the property at 1102 Walsh Street and 1107 S. Pennsylvania Avenue from "C" two family residence to "J" parking district and stated they are building a new show room. They would like to remove both of the houses on the land next to them for a parking lot for their employees. The lot will be black topped. Truck traffic will come in and out on Maco Drive. They only have one lot on Holmes St. The houses will be moved if possible rather than demolished.

Recess from 9:04 to 9:36 P.M.

BUSINESS SESSION

Mr. Fink gave an explanation of the Zoning Process.

ZONING COMMITTEE

Z-108-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by Ingham Home Realty, Inc. to rezone a parcel in the 4100-4200

block of North Grand River Avenue described as:

Lots 115, 116, 117, and 118 of Northwestern Subdivision No. 4

from "A" one family district to "E" apartment-shop district be denied as filed and the property be zoned "D-1" professional offices which would be in harmony with existing zoning and uses in this section of North Grand River Avenue.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-118-65

Motion by Houston, seconded by Black that the petition by George Hyde to rezone a parcel at 1500 N. Waverly Road.

E. 20.45 A of W. 40.9 A of that part of N.W. $\frac{1}{4}$ lying S. of Grand River except S. 980 ft.; Sec. 7 and

W. 20.45 A of that part of the N.W. $\frac{1}{4}$ lying S. of Grand River except S. 980 ft.; Sec. 7

from "A" one family to "D-M" multiple be tabled pending meetings between the staff and representative of the developer on the submission of a Community Unit Plan for the property.

Motion carried unanimously.

Z-119-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by W. W. Miller to rezone a parcel at 6019 South Cedar Street from "G-2" wholesale and "A" one family district to "G-2" wholesale district be denied.

This change would be contrary to the established land use to the North and East.

The granting of this petition would encourage commercial traffic into an established residential area.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-120-65

Motion by Houston, seconded by Black that the Board recommend to City Council

that the petition by LaNoble Realty to rezone a parcel in the 1200 block of Larned Street described as:

Lots 16 and 17, Block 8, Lansing Improvement Co. Add.

from "B" one family district to "D-M" multiple dwelling district be denied.

The Master Land Use Plan indicates this area as medium density residential (4-10 dwelling units per net acre).

"D-M" multiple zoning will allow a density out of character with the established residential area and Master Plan projections.

This change would create an isolated district unrelated to similar districts, i.e.: this would be a spot zone.

The Board can find no substantial reason why the property cannot be used in accord with the existing zoning.

This request does not comply to the apartment zoning policy adopted by the Board in January, 1963.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-122-65

Motion by Houston, seconded by Black that the Board recommend to City Council that the petition by Judson Memorial Baptist Church to rezone a parcel at 530 Vernon Avenue described as:

Lots 62 to 73 of the Edwards-Glen-dale Heights Subdivision

from "A" one family district to "B" one family district be denied as filed and that:

Lots 68 thru 73 and the entire vacated alley lying between the east line of Lot 73 and the West line of Lot 68

be rezoned from "A" one family to "B" one family and

Lots 62 thru 67

be rezoned from "B" one family to "J" parking.

This will allow for church expansion and require improvements and screening of the parking area.

The "J" parking district to be developed according to Section 36-41, Chapter 36 of the Lansing Zoning Code.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-123-65

Motion by Houston, seconded by Black that the Board recommend to City Council that the petition by Melling Forging Company to rezone a parcel in the 1900 Block of Benjamin Drive described as:

Lot No. 1, Block No. 4, Lincoln Heights Subdivision, Lot No. 2 and part of 3, Block 4, Lincoln Heights Subdivision, and Lots 16 through 22, Block No. 4, Lincoln Heights Subdivision, City of Lansing

from "C" two family district to "I" heavy industrial district be denied as filed and that the area be zoned "J" parking district.

The petitioner states that he intends to use the property for parking. Industrial zoning would offer no protection to the existing residential development to the north and east. The "J" parking district should be developed subject to the following conditions:

1. That screening of dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. be placed around the periphery of the "J" parking area where the parking area abuts residential use.
2. The parking area is to be lighted with 2/10 lumens of light per sq. ft., so directed on the parking area so as not to affect the adjacent properties.
3. That all other provisions in Section 36-41, Chapter 36 of the Zoning Code for "J" parking districts be complied with.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-124-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that petition by Don & Bills, Inc to rezone a parcel at 325 S. Butler from "C" two family district to "F" commercial district be granted.

Due to the need for relocation of businesses in the path of I-496, areas will have to be opened up for neighborhood type and commercial uses. The granting of this request will allow expansion of an existing use.

The granting of this request will remove a substandard house that is a detriment to the neighborhood.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-125-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by Noel V. Maxam to rezone a parcel in the 500 block of Hamilton Avenue at Ellen Street described as:

Lot No. 72 excepting the S. 23 ft. thereof Cedarbrook Subd. and the East 103.5 ft. of the following described parcel:

Commencing at the N.W. corner of Lot 30 of Cedarbrook Subd., City of Lansing, Ingham County, Michigan, and thence E. on the N. line of said Lot 30, 109.62 ft., thence N. 0° 9' 15" E. 22.9 ft., thence E. 130 ft. to the W. line of Lot 72 of Cedarbrook Subd., thence N. 0° 9' 15" E. 179 ft. along the W. line of said Lot 72 to the N.W. corner thereof, thence W. 240 ft. to the S. E'ly intersection of Cedar St. and Hamilton Ave. and thence S. 0° 2' 30" W. 202 ft. to the point of beg.

from "A" one family district to "D-M" multiple dwelling district be granted.

The density proposed by the petitioners is reasonable for the area.

The granting of this request will create a buffer between the commercial development fronting on S. Cedar Street and the residential development to the east.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-126-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by Kagle Construction Company, Inc. to rezone a parcel bounded by the 2900 block of Hunt and Seventh Streets and the 800 block of Chilson and Howe Streets described as:

Lots No. 23, 24, 25, 26, 27, 28, 29, 44, 45, 46, 47, in the Elmore M. Hunt Subdivision, City of Lansing, Ingham County Michigan

from "A" one family district to "H" light industrial district be granted.

The major use of the area now is industrial. The proximity of US 27 (East St.) and the NYC RR lends the area to industrial use. The extractive industry to the northeast and the existing industrial development to the southeast are in the immediate vicinity of this area. The previous industrial zoning of this area while in Lansing Twp. has to a great extent, established the land use in this area.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-127-65

Motion by Houston, seconded by Siebert that the Board recommend to City Council that the petition by Mr. and Mrs. Roger May to rezone a parcel at 1602 Jerome Street from "C" two family district to "D-M" multiple dwelling district be denied.

The lot is small and on a corner which does not make it conducive to orderly development. A multiple use would not be in harmony with the surrounding single-family and duplex development.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-128-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by Secured Mortgage Corporation to rezone a parcel at 916-920 E. Kalamazoo and 400, 404, 408 S. Pennsylvania Avenue from "C" two family district to "E-2" drive-in district be denied.

This rezoning request is contrary to the predominate land use and zoning pattern. There is no reasonable justification for another gas station at this intersection.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-129-65

Motion by Houston, seconded by Heino that the petition by George Abraham to rezone property at 3602 S. Logan Street

from "J" parking to "F" commercial be tabled for 30 days.

Motion carried unanimously.

Z-130-65

Motion by Houston, Seconded by Heino, that the petition by Leo A. Farhat to rezone a parcel at 1022 N. Capitol from "C" two family to "D-M" multiple dwelling be tabled for 30 days.

Motion carried unanimously.

Z-131-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by Acle A. Monroe to rezone a parcel at 818 Loa Street from "A" one family district to "C" two family district be granted.

It will not appreciably increase the density in this area.

The rezoning will not be unduly harmful to the area.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-132-65

Motion by Houston, seconded by Black that the Board recommend to City Council that the petition by Otto Schubel to rezone a parcel at 3700 South Pennsylvania Avenue from "A" one family to "C" two family district be granted.

It will not be harmful to existing residences in the area.

Its location on a primary thoroughfare, opposite a large "G-2" wholesale district tends to justify the rezoning to encourage development.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-133-65

Motion by Houston, seconded by Heino that the petition by Paul Corey to rezone a parcel at 926 Seymour from "C" two family to "D-M" multiple dwelling be tabled for 30 days.

Motion carried unanimously.

Z-134-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by Edward Brackins to rezone a parcel at 616 S. Sycamore from "D-M" multiple dwelling to "E" apartment-shop or "F" commercial district be denied.

It is spot zoning. The land area is not adequate in size for the uses allowed in the proposed rezoning.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-135-65

Motion by Houston, seconded by Heino that the petition by Gordon Elieff to rezone a parcel at 1117 N. Walnut from "C" two family to "D-M" multiple dwelling district be tabled for 30 days.

Motion carried unanimously.

Z-136-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by Richard D. Gillette to rezone a parcel at 2110 Worden Street from "A" one family district to "C" two family district be denied.

It would be a spot zone.

It would hinder proper development to the east.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-137-65

Motion by Houston, seconded by Heino that the Board recommend to City Council that the petition by Olofsson Corporation to rezone a parcel at 2727 Lyons Avenue described as:

Com. at a point 521 ft. N. of S.E. cor. South Parkwood Subd., thence E. 836.1 ft., N. 309.1 ft. to W'y line of of Consumers Power Co. R/W NW'ly along said R/W 290.1 ft. to E. and W. $\frac{1}{4}$ line W. on $\frac{1}{4}$ line 754 ft. to E. line of said plat S. 581.55 ft. to beg. on S.W. $\frac{1}{4}$ of Sec. 27

be denied and the Planning Board further recommends that the

North 40 ft. of the South 100 ft. of the above described property

be rezoned from "A" one family district to "H" light industrial.

It will allow a reasonable area of expansion for the industrial use.

Adequate safe-guards will be retained for the surrounding area.

Motion carried by the following vote:

Yeas: Black, Fink, Heino, Houston, Reynolds, Siebert—6.

Nays: None.

Z-138-65

Motion by Houston, seconded by Heino that the petition by Bruce Hartwick to rezone a parcel at 2431 N. Grand River Ave. from "A" one family and "J" parking to "F" commercial and "D-M" multiple dwelling district be tabled.

Motion carried unanimously.

STREETS COMMITTEE

ROW-11-65

The Director explained to the Board the present standing of this proposed vacation of the Block West of Ruth Street off Hoyt Street which is presently under litigation.

ROW-12-65

Motion by Houston, seconded by Reynolds that the recommendation on the Aurelius Corridor, a service road extending North of I-496 be tabled pending further study.

Motion carried unanimously.

S-18-65

Motion by Houston, seconded by Heino that the Final Plat of Village Green No. 2 be placed on the agenda for the mid-month meeting. A letter is to be placed on the agenda for City Council, dated September 23rd, with corrections filed on Friday, in order to avoid further delay.

Motion carried unanimously.

Z-19-65

Motion by Houston, seconded by Heino that the Final plat of Groesbeck Hills No. rezona a parcel at 400 S. Butler Blvd. from "C" two family residence to "F" commercial district be tabled.

11 be placed on the agenda for September 23, 1965.

Motion carried unanimously.

URBAN RENEWAL

Mr. Reynolds advised that the staff is recommending the establishment of the Urban Renewal No. 2 boundaries. The staff will submit its recommendation, and at their next meeting—they will have a committee recommendation.

ORDINANCE

Mr. Black reported that there were two meetings within the past month. They have gone over the zoning ordinance definitions on one family, two family and office sections. The staff took comments and mimeographed them sending a copy to Vilican-Leman and Associates. They have discussed with the staff on the progress of the map and have approximately 11 out of 50 done, with about 3 weeks needed to finish. The section on mobile homes is being redrafted along with Vilican-Leman redrafting will be ready for review shortly. There should be something pretty definite for the next meeting.

CAPITAL IMPROVEMENTS

Mr. Heino reported that the current Capital improvement budget is updated and they are awaiting printing, and should be ready to take action at the next meeting and forward to council. They will be starting on next years budget within a few weeks.

PLANNING DIRECTORS REPORT

The Director read the letter of resignation from Joseph J. Gillings effective October 1, 1965. Mr. Fink remarked his regret, and stated that Mr. Gillings will be missed. He was wished well, and success and the regret was in the decision that had been made.

Motion by Houston, seconded by Reynolds that the resignation be accepted.

Motion carried unanimously.

The director then advised that board that he will ask that the position be advertised immediately. He further advised that there are now two openings in the drafting section.

NEW BUSINESS

Z-76-65

Motion by Houston, seconded by Heino that the request from Councilman Horace

J. Bradshaw to reconsider the petition to

Motion carried unanimously.
Z-99-65

The letter from Mrs. Ina C. Marteletti regarding the traffic problem on N. Logan Street was read to the Board, together with the reply to her.

Motion by Houston, seconded by Heino, that the letter be received and filed.

SS-7-65

Mr. Houston advised that the Trowbridge and Pennsylvania Special study connected

with the Relocation of the C & O should be withheld pending the further meeting with the City Council.

SS-8-65

Copies of the Lansing Street Plan booklet were passed to the Board. A recommendation on this plan is to be considered at the next board meeting.

Meeting adjourned at 10:39 P.M.

RAYMOND C. GUERNSEY,
Secretary.

B

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, October 5, 1965

Tuesday, October 5, 1965

Court Room No. 1

City Hall

Meeting called to order at 7:40 P.M. by
Chairman Russell Fink.

ROLL CALL

Present were: Bretz, Fink, Houston,
Manz, Reynolds and Siebert—6.

Absent: Black and Heino—2.

HEARINGS

Z-147-65

Mr. Arnold Kegebein representing Action Realty Co. appeared in behalf of the petition to rezone the property in the 2300 Blk. of East Kalamazoo St. and 300 Block of Foster Avenue described as:

Lots 34, 35 and 36 of Snyders Subd.
City of Lansing

from "B" Residential to "F-1" Commercial District and showed a diagram of the building proposed for the lot.

Matter was referred to the Zoning Committee.

Z-153-65

Mr. John Cote, Attorney, appeared for J. C. and Marvel Walters in behalf of the petition to rezone the property at 621 and 623 W. Allegan Street from "D" Apartment to "D-1" Professional Offices District and presented an architect drawing from Mayotte and Webb. They have planned a professional building of 3600 square feet having 12 parking spaces. They feel that the "D-1" zoning would not conflict with the uses in the area. Mr. Cote told of the surrounding uses, and stated that this would not be spot zoning.

Mr. Fink asked the proposed height of the building and was advised that it would

be two story with one-half a story below ground.

Matter was referred to the Zoning Committee.

Z-154-65

Mr. John Cote, Attorney, appeared for Fred and Bernita Smalley in behalf of the petition to rezone the property at 807 Cleveland Avenue from "B" Residential to "G" Business District and presented a drawing, and explained the present use of the area and the anticipated use of the 10 ft. at the end of the lot. The property is to be used for warehousing. Mr. Cote advised he feels this rezoning would not present a problem.

The Secretary questioned if the house on Cleveland would be removed and Mr. Cote replied that this house would remain.

Mr. Fink asked if the other house is a rental unit, and was advised that this residence had been removed.

Mr. Fountain, Planner VA, explained that Lot 5 has no house, however the Lot 4 residence will remain.

Mr. Reynolds asked for a clarification of the zoning of the area and wondered if the "G" was necessary for the business proposed and was told "Yes."

Mr. Cote advised that he will furnish pictures if they are needed to clearly designate the area.

Matter was referred to the Zoning Committee.

Z-167-65

Mr. J. B. Grammatico appeared in behalf of the petition to rezone the property in the 1300 Block N. Grand River Avenue described as:

Lot 8, except the South 149.0 feet thereof; the West $\frac{1}{2}$ of Lot 7, except the South 143.7 feet thereof; and the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of Lot 7, except the South 172.0 feet thereof; all on

Block 24 of Original Plat of City of Lansing, Ingham County, Michigan

from "E-1" Drive-in to "D-M" Multiple Dwelling District and stated that he had purchased the property and hoped to upgrade it. He proposes a 45 unit apartment house with pool and recreation and plenty of parking. He presented a drawing. Their plans call for 18 two-bedrooms and the balance in 1-bedrooms. He stated he feels there is a tremendous demand for apartments in this area and this is an ideal location. There are about 49 parking spaces and additional spaces can be obtained for parking on the SE abutting the end of this property which would give access to Willow. A survey he had made of the area shows he has 49,000 sq. ft.

Mr. Reynolds asked if the petitioner knew this was in the flood plain and Mr. Grammatico stated that the building will be elevated above the flood plain. Basements will be only 4 ft. with graduated footings above the last flood in 1946. Some fill has been placed in the area.

Mr. Fink asked if the staff had indicated to the petitioner that this could serve as a Community Unit Plan. Mr. Grammatico advised that he was not aware of this, but it could be done. He intends to have a brick fence for screening on the front to deaden the sound.

Mr. Fink asked that the petitioner check with Current Planning to clear up any discrepancies and the petitioner said he would.

Mr. Reynolds asked the proposed plan would allow an exit off Willow and Mr. Grammatico stated "Yes" as this would allow more parking and a better access with less traffic than Grand River.

Matter was referred to the Zoning Committee.

Z-168-65

No one appeared in behalf of the petition to rezone the property located at the Metro Bowling Alley (5200 Bogart) described as:

The West 130 ft. of Lots 41, 42 and 43 of Supervisors Plat of Prosperity Farms. All of Lot 40 except the East 100 ft. The easterly 50 ft. of Lots No. 11 and 12, all being a part of Supervisors Plat of Prosperity Farms, a subdivision of the NE $\frac{1}{4}$ of Section 5, T3N, R2W, Delhi Township, Ingham City, Michigan.

from "A" Residential to "J" Parking, and the amendment of September 17

Lots 13, 14 and 15

from "A" One Residential to "F" Commercial

The Easterly 150 ft. of Lots 16 and 17 and the entire Lot 44

from "A" One Residential to "J" Parking.

Matter was referred to the Zoning Committee.

Z-169-65

Mr. Herbert A. Kierstead, representing Mid State Builders appeared in behalf of the petition to rezone the property at 327 and 333 S. Walnut Street from "D" Apartment to "G" Business district and stated that this piece of land involves $1\frac{1}{2}$ lots and is about 16,000 sq. ft. The one-way north routing of Walnut will make this an ideal location for a motel or a like structure. He showed the board a sketch of the high rise. They would like to have two floors of parking. The structure will utilize almost the entire lot. The entire area could be used if the parking were allowed on the lower two floors and the building above.

Mr. Reynolds asked why he needed the "G" classification and was told that the "D" classification limited the height.

Mrs. Bretz asked if the building would come to the sidewalk and Mr. Kierstead stated that it would after the first floor up. They are going to try and purchase a parcel to the north giving them a parcel 132 x 165.

Matter was referred to the Zoning Committee.

Z-170-65

Mr. Antonio Spagnuolo appeared in behalf of the petition to rezone the property in the 2000 Block Wood Street described as:

Lot 2, Bancroft Hills

from "A" One Family to "C" Two Family District and stated he wants to build a two-family home. One side is for his home and the other side to rent. He presented plans to the board.

Mr. Dick Neller, developer of Bancroft Hills, advised the board that the property was submitted for rezoning a few months ago and was turned down. He stated he feels it is ideally suited for two-family, will fit nicely into the surrounding area and will blend with any single family home.

Matter was referred to the Zoning Committee.

Z-171-65

Mrs. M. L. Munk appeared in behalf of the petition to rezone the property at 915 N. Capitol Avenue from "D-M" Multiple Dwelling District to "D-1" Professional Offices District and reported that they had purchased the property with the insurance

office in it. They have since found that the property is non-conforming. She told the board of the uses in the surrounding area.

Mr. Reynolds asked if she wanted to continue the same use and she stated that she did and that there are now three apartments plus the office in the front.

Matter was referred to the Zoning Committee.

Z-172-65

No one appeared in behalf of the petition to rezone the property at 117 S. Fairview Street from "B" Residential to "D" Multiple District.

Matter was referred to the Zoning Committee.

Z-173-65

Mr. Lavern Furman, Realtor, representing Mr. Laurence J. Danford appeared in behalf of the petition to rezone the property at 805 to 811 W. Holmes Road and stated that the property was listed on their records as commercial and sold as the same. Mr. Danford has a dry cleaning establishment and has black topped the parking lot and installed a boiler. The house is to be torn down or removed.

Mr. Reynolds asked about the "J" Parking, and he stated that they were hoping the board would ask for this. The petitioner would like to add 30 ft. additional to the rear of the building and a 50 ft. clearance to the back of the lot. Mr. Furman presented a rough sketch to the board. Presently on the property is a barber, beauty shop, and the cleaners.

Mr. Reynolds asked if the petitioner wanted the present building and new lot zoned "F" and the rest to "J" and the petitioner replied "that would be all that is needed."

Matter was referred to the Zoning Committee.

Mr. Black came in at 8:20 P.M.

Z-174-65

Thursday, October 28, 1965 at 8:00 P.M. was set for the date of the hearing on the Community Unit Plan submitted by Earl I. and Ruth S. Carr for property located at the corner of Moore's River Drive and Mt. Hope Avenue.

Z-175-65

Mr. Thomas W. Campbell, Secy-Treas. of Industrial Welding, Inc., appeared in behalf of the petition to rezone the prop-

erty at 2200 Olds Avenue from "H" Light Industrial and "J" Parking to "H" Light Industrial District and presented a layout of the property and told of his plans for expansion. They now have 98 parking spaces for their two shifts and would like to add 10 more. He showed the board a drawing of their expansion plans.

Matter was referred to the Zoning Committee.

Z-176-65

Motion by Houston, seconded by Manz that at the request of the petitioner, Mr. Francis N. Fine, by letter received September 23rd, that the hearing on this zoning case be postponed for 30 days.

Motion carried unanimously.

Mr. Black assumed the Chairmanship because of the disqualification of the chairman through a personal interest in the matter.

Z-177-65

No one appeared in behalf of the petition to rezone the property at 233 Regent Street from "B" One Family Residence to "C" Two Family Residence District.

Matter was referred to the Zoning Committee.

Mr. Fink then resumed the chairmanship.

Z-178-65

Mr. Noel Maxam appeared in behalf of the petition to rezone the property from 1021 Belaire Avenue to 5034 Delray Dr. described as:

Commencing at a point in the section line 750 ft. West of the SE corner of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, thence N. 2° 00' E. 250 ft., thence left on a 210 ft. radius circle of 329.81 feet in length, with a chord from Point of Curve to Point of Tangent N 43° 00' W 296.99 ft.; thence N 88° 39' W 100 ft.; thence left of a 94 ft. radius circle of 49.2 feet in length with a chord from Point of Curve to Point of Tangent S 76° 21' W 48.66 ft.; thence right on a 50 ft. radius circle 78.54 ft. in length with a chord from Point of Curve to Point of Tangent N 73° 54' W 70.71 ft.; thence N 88° 39' W 151.2 ft. to the center line of Old M-9; thence S 2° 00' W 107.4 ft.; thence S 88° 35' E 357.87 ft.; thence right on a 110 ft. radius circle 173.9 ft. in length with a chord from Point of Curve to Point of Tangent S 43° 17' 30" E 156.36 ft.; thence S 2° 00' W 248.87 ft.; thence S 88° 35'

E. 107.6 ft. to the Point of Beginning; excepting the present right of M-99 which extends 50 ft. E from the center line on Old M-9, and excepting the 33 ft. right-of-way on Jolly Rd. which extends N 33 ft. from the South line of Section 32.

from "A" One Family Residence to "D-M" Multiple Dwelling District and stated the property was developed in 1957, with a proposed commercial shopping center. He presented the plans from 1957 to the board. The property at present, if rezoned, is to be developed as multiple with 72 apartments in four buildings. Each unit will have 12 apartments, 2 buildings of 12 and 2 double buildings of 24 each. The parking ratio is slightly under 1.6. The flow of traffic would come into the area on Delray around the apartments to the rear to the parking lot. Access would be on Jolly Rd., thereby the traffic on the residential street would be only 50%. The area is now all low density with no apartment or multiple. He presented plans of elevation and floor plans.

Mr. Black asked if the buildings would face Belaire and Mr. Maxam stated "Yes" as there were only 12 homes across from the apartments. The apartments will consist of 8 one-bedroom and 4 two-bedrooms. They do not feel that this type of apartment will encourage families with children or possibly only for children under one year, which would eliminate the school problem.

Mr. Black then asked for a clarification on the driveway proposed. Mr. Maxam presented his plan. There will be no access to M-99.

Mr. Reynolds asked about the sewers. Mr. Maxam replied that both storm and sanitary sewer were stubbed in the area. The area is fully improved with curb, gutter and sidewalks.

Mr. Bretz asked for the size of the buildings and was advised that they would be 39 x 80 and 39 x 160.

Matter was referred to the Zoning Committee.

Z-179-65

Rev. Andrew J. Husband appeared in behalf of the petition to rezone the property at 904 Buffalo Street from "B" One family residence to "C" Two Family Residence District and stated he wanted to use this property for two family. He is next to a welding shop. There is one other house in the block.

Mr. Houston asked if he planned to improve the structure. The Rev. Mr. Husband replied that the old building will be improved as he had no plans for a new structure.

Matter was referred to the Zoning Committee.

Z-180-65

Mr. Thayer Winegardner representing Mr. George M. Foster, Jr. and Mr. David G. Chapman appeared in behalf of the petition to rezone the property at 820 N. Capitol Avenue from "D-M" Multiple Dwelling to "D-1" Professional Offices District, amended to "D" Apartment and informed the board that they intended to ask for "D-1" for their office facing Washington Avenue. This operation is facing the lot between Capitol and Washington Avenue. He stated he feels this would be the most economical use of the property.

Matter was referred to the Zoning Committee.

Z-181-65

No one appeared in behalf of the petition to rezone the property on N. East Street between Howe and Paulson described as:

Lots No. 7, 8, 9, 10, 11, 12, 13, 14,
15, 16 of Elmore M. Hunt Subdivision

from "A" Residential to "F" Commercial District.

Matter was referred to the Zoning Committee.

Z-182-65

Mr. Don Crouse, representing Wolverine Development Co. appeared in behalf of the petition to rezone the property at 2621 N. Grand River from "F" Commercial to "G" Wholesale District and reported that this property is 4 acres in size. For five or six years half of this property was in the flood plain. They have filled with 60,000 to 70,000 yards of dirt to bring it up to grade. They feel it is ideally suited for warehousing. They have a party interested in using this property for a nursery.

Matter was referred to the Zoning Committee.

Z-183-65

Mr. H. S. Abood appeared in behalf of the petition to rezone the property at 4509-4515 N. Grand River Avenue from "A" One Family Residence to "D-M" Multiple Dwelling District and stated that they have an old house on the property now used for two family. There is also a block building on the property that is an eye sore. They want to construct an apartment house of 33 units with 1½ acres of parking spaces. Mr. Abood told of the surrounding use of the area. They will present preliminary plans in a few days.

Mr. Fink asked if the apartments will be efficiency and Mr. Abood replied that

they would be one and two bedroom dwellings.

Mr. Reynolds asked about the rest of the area and the petitioner stated that it is a meets and bounds description.

Matter was referred to the Zoning Committee.

Z-184-65

Mr. Thayer Winegardner appeared for Mr. D. W. Mourer in behalf of the petition to rezone the property at 619 S. Holmes from "B" One Family to "C" Two Family Residence District and reported that this property is vacant. It is the intention of the owner to move his present structure from E. Main St. and Redner St. to the area. The valuation is about \$25,000. He has had difficulty finding a lot in the area. The movers say the house can be moved. He feels that the development of this area would be an asset to the community.

Matter was referred to the Zoning Committee.

Z-185-65

Mr. Anthony P. Nosal appeared in behalf of the petition to rezone the property at 2233 and 2323 W. Holmes Road from "A" One Residential District to "F" Commercial District and asked the committee to take into consideration the widening of Pleasant Grove and Holmes as major streets. He stated he is asking for the "F" because he owns the property. He does not intend to provide too little parking, he will provide more than adequate. He mentioned other shopping center rezonings in the southwest and asked to be given the same consideration.

Matter was referred to the Zoning Committee.

Z-186-65

Dr. Robert O. Drews, part owner of the Mt. Hope Clinical group appeared in behalf of the petition to rezone the property at 836 E. Mt. Hope from "B" One Family to "J" Parking District and advised he would like additional parking. He would like to lease this parcel from Consumers for use of personnel to keep cars off the street.

Mr. Reynolds asked if there were any use directly to the south and Dr. Drews replied there are no homes, it is mostly Consumers property. The only home is just east of the proposed parking lot.

Mr. Black asked the width and Dr. Drews stated he did not have the specifications, but would say approximately 40 ft. and it is immediately south of the present building.

Matter was referred to the Zoning Committee.

Z-187-65

Mr. Patrick Eyde appeared in behalf of the petition to rezone the property at 1416 Vine Street from "C" Two Family to "D-M" Multiple District and stated they plan a 13 unit apartment, with $1\frac{1}{2}$ car parking per unit. Access will be by public alley in back and on public street. Building will contain 7 one-bedroom and 6 two-bedroom units.

Mrs. Bretz asked the size of the building and was told it will be 48 x 100 and $2\frac{1}{2}$ stories high.

Mr. Fink then explained to the petitioner that in reference to the telephone call he had received at his home asking for a recommendation tonight, that the Policy and Procedure of the board was that the staff would make a recommendation to the Zoning Committee who in turn would make one to the board before any action could be taken. As of the meeting tonight the staff have made no recommendation, and upon asking, the Zoning Committee stated they wished to make no recommendation to the board at this time.

Matter was referred to the Zoning Committee.

Z-188-65

A public hearing date of Thursday, Oct. 28, 1965 at 8:30 p.m. was set on the Community Unit Plan submitted by W. Richard Neller for the property located at 6326 S. Cedar Street.

Z-189-65

No one appeared in behalf of the petition to rezone the property in the 1700 Blk. W. Holmes Road described as:

Com 660 ft. E. of N. $\frac{1}{8}$ post of N.W. $\frac{1}{4}$ Sec. 32, thence S. 1320 ft. to E. and W. $\frac{1}{2}$ line of N.W. $\frac{1}{4}$ E. 132 ft. N. 1159 ft. to point 161 ft. S. of N. section line W. 102.4 ft. N. 161 ft., W. 30 ft. to beginning: Section 32, T4N, R2W

Com. 630.4 ft. E. of N. $\frac{1}{8}$ post of N.W. $\frac{1}{4}$ Section 32, thence S. 158 ft. W. 4 ft., S. 170 ft., W. 102 ft., S. 992 ft. to E. and W. $\frac{1}{2}$ line of N.W. $\frac{1}{4}$ E. 132 ft., N. 1320 ft. to N. section line W. 30 ft. to beginning: Section 32, T4N, R2W

from "A" One Family to "D" Apartment District.

Matter was referred to the Zoning Committee.

Z-190-65

Mr. Gordon L. Long of Warner Long Development Co., representing Ray S. and Virginia Disbrow, appeared in behalf of the petition to rezone the property in the 6500 Blk. of S. Pennsylvania Avenue described as:

E. 197.75 ft. of W. 255.5 ft. of N. 724 ft. of S. 1023 ft. of E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ -exc. com. int'n line S. 1023 ft. and E. line Pennsylvania Ave. thence S. 152 ft., E. 40.25 ft., NE'y 155 ft. to point 85 ft. E. of beginning, W. to beginning; Section 10, T3N, R2W

from "A" One Family Residential to "G-2" wholesale district and stated that he believed the zoning asked for was in the Master Plan and conforms with warehousing directly to the South. He has a tentative sale based on the rezoning and the area would be improved.

Mr. Reynolds asked if this area is North of I-496 and Mr. Long stated that it is North of I-496 and south of the trumpet.

Matter was referred to the Zoning Committee.

Z-191-65

Mr. Gordon L. Long appeared in behalf of the petition to rezone the property at 1320 E. Miller Road from "A" one family to "D-M" multiple and "C" two family residence districts and advised that the area to the South has been approved tentatively as Mar Scott Meadows. The utilities are in. This property goes to I-96. He believes there is a great need for this type of zoning. They have submitted proposed plans to the staff. They are willing to deed restrict with a density of 4 families per acre. They intend to proceed with platting procedures throughout the winter for spring construction.

The Secretary reported that he and Mr. James Church had visited the site and suggested that the Zoning Committee survey the site and other developed sites in the area. Mr. Long offered his assistance.

Mr. Long thanked the board for their cooperation on the Heritage Arms Community Unit Plan.

Matter was referred to the Zoning Committee.

Z-193-65

No one appeared in behalf of the petition to rezone the property in the 300 Blk. Greenlawn Street from "B" one family to "J" parking.

Matter was referred to the Zoning Committee.

b. Citizens requested by Board to attend the meeting:

Z-162-65

Mrs. Bretz, Chairman of the Zoning Committee, had asked that the petitioner Mr. Joseph Ferris, be contacted by the staff and asked to appear at the meeting in behalf of the petition to rezone the property at 3127 Turner Street from "A" One Family to "F" and "J".

Mrs. Bretz asked what the additional room would be needed for and Mr. Ferris reported it was to be a cooling room for beverages and meat, a walk-in cooler type of refrigeration.

Mrs. Bretz then asked about off-street parking, and was advised there was plenty of room on the south side of the store for parking.

Matter was again referred to the Zoning Committee.

Recess from 9:37 to 10:23 P.M.

BUSINESS SESSION

MINUTES

Motion by Houston, seconded by Reynolds that the minutes of August 3 and August 26 be approved.

Motion carried unanimously.

REPORTS

Mr. Fink, Chairman, gave an explanation of the Zoning process.

ZONING COMMITTEE

Z-19-64

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Nicholas J. Bardaville and Peter Theodoru to rezone a parcel in the 5100 Block of N. Grand River described as:

The West 533 feet of East 847.5 feet of that part of the North 80 rods of the W. $\frac{1}{2}$ of N.W. fractional $\frac{1}{4}$ of Sec. 6, T4N, R2W, lying South of center line of Grand River Avenue (U.S. 16) formerly Lansing Township, now City of Lansing

from "A" one family district to "F" commercial and "J" parking district in a ratio agreeable to the Planning Board be denied and that the owners be urged to plat prior to zoning.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-76-64

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Clarence Fitzpatrick to rezone a parcel at 400 S. Butler Blvd., from "C" two family district to "F" commercial district be denied.

The Board feels that efforts should be made to discourage development which may ultimately result in an area becoming commercially developed in a strip fashion. This reduces initially the carrying capacity of the roadway because of frictional movements which slows traffic. Ultimately because of the increasing traffic volumes and the need for elimination of curb parking upon which the activity relies, economic starvation of the commercial enterprise occurs.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Mr. Houston asked the board to set up areas for this type of business.

Z-121-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by Herman Davidson to rezone a parcel at 3416 Stabler and 105 W. Holmes Road from "A" One Family to Community Unit Plan be granted subject to the following conditions:

1. Approval of the final plat of Holmes Acres.
2. That the developer work with the Public Service Department and the Board of Water and Light to satisfy their requirements for the development of this area.
3. That the parking area be suitably screened from Stabler Street, with evergreen shrubs having a mature height of not less than 4 ft. This provision applies only to areas identified as "Ref A" and "Ref. B" on the Preliminary Plat Layouts.
4. That the 8 unit apartment to the north on Davidson Drive be changed to a two-family unit.
5. Final approval is valid for one year, and if construction is not started within that time, approval is denied.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-129-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by George Abraham to rezone a parcel at 3602 S. Logan from "J" parking district to "F" commercial district be granted.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-130-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Donald and Robert Therrian to rezone a parcel at 1022 N. Capitol Avenue from "C" two family to "D-M" multiple dwelling district be denied.

This would create a high density spot in an area of primarily single family and duplex development that would be harmful to the neighborhood. The narrowness of the frontage (49.5 ft.) does not lend itself to the multiple type of development i.e.: The building mass and the requirements of off-street parking reduces the open area to an undesirable minimum.

The existing sewer facilities in this vicinity are inadequate to sustain an increased density of development, at this time.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-133-65

Motion by Bretz, seconded by Siebert that the board recommend to City Council that the petition by Paul Corey to rezone a parcel at 926 Seymour from "C" Two Family District to "D-M" Multiple Dwelling District be denied.

This zoning request is not in harmony with the zoning or land use on this section of Seymour St. The granting of this request will allow over-development of a lot which could be detrimental to the surrounding neighborhood.

The existing sewer facilities in this vicinity are inadequate to sustain an increased density of development, at this time.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-135-65

Motion by Bretz, seconded by Siebert that the board recommend to City Council that the petition by Gordon Elieff to rezone a parcel at 1117 N. Walnut Street from "C" Two Family to "D-M" Multiple Dwelling District be denied.

It is a spot zone not in harmony with the surrounding area. "D-M" Multiple zoning would allow the developer to overdevelop the land.

The existing sewer facilities in this vicinity are inadequate to sustain an increased density of development, at this time.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-138-65

Motion by Bretz that the Board recommend to City Council that the petition by Bruce Hartwick to rezone the property at 2431 N. Grand River Avenue from "A" One Family and "J" Parking to "F" Commercial and "D-M" Multiple Dwelling Districts be denied and the owners consider a Community Unit Plan development.

Motion did not have a second.

Motion by Houston, seconded by Bretz that a public hearing be set for Thursday, October 28, 1965 at 7:30 P.M. on the Community Unit Plan submitted by Bruce Hartwick for property at 2431 N. Grand River Avenue.

Motion carried unanimously.

Z-139-65

Motion by Bretz, seconded by Siebert that the board recommend to City Council that the petition by Bono Basile to rezone a parcel at 127 Ferguson Street from "C" Two Family District to "D-M" Multiple Dwelling District be denied.

Overcrowding of land by building with insufficient private and public open space for light, air and recreation is a basic cause of blight. The size of this parcel is not conducive to Multiple development.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-140-65

Motion by Bretz, seconded by Houston that the board recommend to City Council that the petition by James B. Root to rezone a parcel at 1212 W. Jolly Road from "A" One Family to "D-M" Multiple Dwelling District be denied.

At this time and under the new ordinance, this area will be proposed for a less dense Multi-family zoning.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-141-65

Motion by Bretz, seconded by Houston that the board recommend to City Council that the petition by Charles Felice to rezone a parcel at 1218 W. Jolly Road from "A" One Family to "D-M" Multiple Dwelling District be denied.

At this time and under the new ordinance, this area will be proposed for a less dense Multi-family zoning.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-142-65

Motion by Bretz, seconded by Siebert that the board recommend to City Council that the petition by Lansing Christian School to rezone a parcel at 5509 S. Pennsylvania Avenue from "A" One Family to "H" Light Industrial District be granted.

The subject property is adjacent to industrial zoning on the south and east, Consumers Power R.O.W. to the north and a major street to the west. The changing conditions and zoning in this area has eliminated the need for a school at this location.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-143-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by Jack W. Hagerman to rezone a parcel at 929 and 933 N. Pine Street from "C" Two Family District to "D-M" Multiple Dwelling District be denied.

The use in the area is predominately Two Family. Any change to a lower classification would be out of character with the area. The location of this site does not meet the general criteria for apartment zoning. To allow spot zoning such as this would make future requests for multiple zoning difficult to control.

The existing sewer facilities in this vicinity are inadequate to sustain an increased density of development at this time.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-145-65

Motion by Bretz, seconded by Houston that the board recommend to City Council that the petition by Eugene Speaks to rezone a parcel at 5920 S. Cedar Street from "J" Parking to "F" Commercial District be denied as filed and that the property

except the west 35 feet

be zoned "F" Commercial.

The Board feels that this will allow reasonable use of the property and bring the use of the property in conformance with the zoning code.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-146-65

Motion by Bretz, seconded by Houston that the board recommend to City Council that the petition by William J. Warner to rezone a parcel at 3717, 3715, 3721, 3801 W. Jolly and Gas station at southeast corner of Waverly and Jolly described as:

Beginning at the N.W. corner of Section 6, T3N, R2W, Delhi Township, Ingham County, Michigan, thence South 265.0 feet on the section line, thence S. 89° 36' E. 405.9 ft. parallel with North Section line, thence N. 40° 59' E. 348.95 ft. on southeasterly right-of-way of abandoned N.Y.C.R.R. to the North line of said Section 6, thence N. 89° 36' W. 634.8 feet to the point of beginning, Delhi Township, Ingham County, Michigan

from "A" Residential to Commercial be denied as filed, and further recommends that

The North 143 ft. of the West 143 ft.

be rezoned from "A" One Family to "E-2" drive in shop district, and

Comm. at a point 143 ft. East and 143 ft. South of the N.W. corner of the property, thence South 72 ft., thence West 70 ft., thence North 72 ft., thence East 70 ft. to beginning

be rezoned from "A" One Family Residence to "F" commercial district also,

Comm. at a point 203 ft. West and 113 ft. South of the N.W. corner of the property, thence South 102 ft., thence E. parallel with the south property line, to a point on a line which lies 20 ft., northwesterly and parallel to the east property line, thence northeasterly parallel to the east property line, to its intersection with a line lying 113 ft. south and parallel to the north line of Section 6, thence west to the point of beginning

be zoned from "A" One Family Residence to "J" Parking District.

and the balance of the property

be rezoned from "A" One Family to "J" Parking District.

Screening to be provided along the South and East property lines, except for the established residential building setback line on Waverly and Jolly Rd.

Screening to consist of one of the following:

1. A 3 ft. high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in.
2. A 5 ft. high cyclone type fence with interwoven slats.
3. A 5 ft. high redwood or cedar louvered fence with boards running perpendicular to the ground.
4. Low evergreen plantings to be provided along the established setback on Waverly and Jolly Roads.

The Master Land Use Plan indicates a commercial center at this location. The entire site is not completely developed therefore adequate off-street parking can be made available.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-148-65

Motion by Bretz, seconded by Houston that the petition by Walter Neller Enterprises, Inc. to rezone the property at the N.W. corner of S. Washington and Edgewood Road described as:

E. 5 acres of the S. 8 acres of that part of the S.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ lying W. of S. Washington Road, Section 8, T3N, R2W

from "A" One Family to "B" One Family District be tabled pending further discussion with the developer.

Motion carried unanimously.

Z-149-65

Motion by Bretz, seconded by Siebert that the board recommend to City Council that the petition by Dominic and Frances Verderese to rezone a parcel at 809 Seymour from "C" Two Family to "D-M" Multiple Dwelling District be denied.

"D-M" Multiple zoning will allow a density contrary to the existing uses and the future Land Use Plan. Sporadic development such as this, tends to create problems for future redevelopment of the overall area.

The sewers in this area are operating at maximum and to continually allow apartment development to locate at the density requested would only compound this situation.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-150-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by H. J. Scherer and J. H. Scherer to rezone a parcel at 2200 S. Cedar Street from "B" One Family to "F" Commercial District be denied, and the property be zoned "C" Two Family Residence District.

The Board realizes that this recommendation will not accommodate the petitioner's needs, but feel that it will allow the property to be developed to its highest and best use consistent with community planning principles. The area west of this site is zoned and developed as Single Family Residential. To allow commercial zoning on this site would be a direct encroachment into the residential area. Commercial uses adjacent to residential uses is detrimental to both.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-151-65

Motion by Bretz, seconded by Siebert that the board recommend to City Council that the petition by St. Lawrence Hospital Sisters of Mercy to rezone a parcel at 738 and 742 Clayton Street from "A" one family district to "J" Parking District be granted and that:

1. Low dense evergreen plantings be provided along property lines where it abuts or is opposite residentially used property.
2. That no less than two-tenths lumens of light per square foot of parking lot surface be provided.
3. Lighting to be so directed on the parking area, so as not to be offensive to nearby residences or passing motorists.

Increase in parking facilities will decrease the cruising of hospital visitors in search of parking space, thus benefitting the neighborhood.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Mr. Fink asked that a letter of commendation be sent to St. Lawrence Hospital on their efforts in creating parking spaces for the visitors of patients.

Z-152-65

Motion by Bretz, seconded by Siebert that the board recommend to City Council that the petition by Sun Oil Company to rezone a parcel at 1410 E. Kalamazoo Street from "B" One Family District to "F" Commercial District be denied.

The Board feels that the present status allows reasonable use of the land. "F" Commercial zoning would allow several uses that would be detrimental to the residential area. Because of the street alignment, grade and land use on the north side of Kalamazoo, traffic flow through this area is a big factor to be considered.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-155-65

Motion by Bretz, seconded by Houston that the petition by Ronald Musser to rezone a parcel at 4903 N. Grand River Avenue from "A" One Family to "F" Commercial District be tabled for 30 days for further investigation.

Motion carried by unanimous vote.

Z-156-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Max I. and Joanne B. Green to rezone a parcel at 5334 S. Logan Street from "A" One Family to "F" Commercial district be denied.

The existing use is allowed to continue under the non-conforming status. Strip commercial development along major streets reduces the traffic carrying capacity and makes them more accident prone.

If this zoning were approved it would be difficult to control future requests of this nature. The surrounding land uses in this area are Single Family Residential. A new Single Family plat is now being developed across the street to the south.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-157-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Harold C. Guetschow to rezone a parcel at 1819 W. Willow Street from "F" Commercial District to "H" Light Industrial District be denied.

Further expansion as proposed by the owners would tend to reduce light, air, and view to the residential property to the south. Commercial and industrial type uses, without adequate room for expansion, without encroaching into residential area, should be held at status quo.

The basic land use conditions have not changed in the area, which would create a more positive approach to this rezoning.

The residence to the south of this site was built in 1938, the butcher shop in 1946. The Board believes that residential uses should be given the upmost consideration in this case.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-158-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Robert W. Eastin to rezone a parcel at 3320 S. Cedar Street described as:

N. 50 ft. of the South 198.5 ft., Lot 15, Block 2, Oakcrest subd.

from "A" One Family District to "H" Light Industrial District be denied and that:

the entire East 120 ft. of Lot 15, Block No. 2, Oakcrest Subd.

be zoned "F" Commercial and

the balance of Lot 15

be zoned "J" Parking District.

This recommendation also includes changing the

East 150 ft of the N. 50 ft of Lot 15

from "H" Light Industrial to "F" Commercial District.

Improvements on the "J" Parking area to comply with the requirements of the Zoning Code.

Light Industrial zoning would be contrary to the Master Land Use Plan and the use allowed under Light Industrial would be out of character with those in the area. The approval of this request will open the area to more intensive use, and would make further requests of this nature difficult to control.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-159-65

Motion by Bretz, seconded by Houston that the board recommend to City Council that the petition by J. B. Grammatico to rezone a parcel at 419 W. Grand River Avenue from "C" Two Family District to "D-M" Multiple Dwelling District be denied.

The type of use as proposed, leads to over crowding of the land and is not in the best interest of the community. Much of the apartment zoning has not been utilized in this immediate area. The basic land use conditions have not changed in this area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-160-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Addis T. Turpin to rezone a parcel at 801 E. Howe Street from "A" One Family to "I" Heavy Industrial District be denied as filed and that the property be zoned "H" Light Industrial District.

The Board further recommends that the balance of the block being

Lots 32, 33, 34, 35, 36, and 37, Elmer M. Hunt Subd.

be rezoned from "A" One Family to "H" Light Industrial District.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-161-65

Motion by Bretz, seconded by Houston that the petition by Sam F. Bofysil, Carl R. and Joy A. McAlvey, Lucile R. Gandron and Ellen Whitehead to rezone property in the 5600 block of S. Logan Street described as:

Com Cen Sec 5 th N. 88° 46' W. 138.51 ft. N. 38° 57' W. 91.06 ft. to pt of beg. on E'ly R/W line, M-99, th. S. 38° 57' E. 167.5 ft. S. 46° 58' W. 177.9 ft. N. 43° 19' W. 163.8 ft. to E'ly R/W line, N. 46° 03' E. 190.5 ft. to beg.

Com cen Sec 5, th N. 88° 46' W. 266.69 ft., S. 46° 03' W. 92.93 ft. to pt. of beg. E'ly R/W line M-99, th. S. 46° 3' W. 157.5 ft., S. 43° 57' E. 165 ft., N. 46° 3' E. 155.7 ft., N. 43° 19' W. 165 ft. to beg.

Com. cen. Sec. 5, thence N. 88° 46' W. 266.69 ft., S. 46° 3' W. 541.93 ft. to pt. of beg. on E'ly R/W line M-99, thence N. 46° 3' E. 132 ft., S. 43° 57' E. 165 ft., S. 46° 3' W. 132 ft., N. 43° 57' W. 165 ft. to beg.

Com. S. cor. Lot 91 Yorkshire Park Subd. No. 2, th. N. 43° W. 114.71 ft., N. 45° 55' E. 13 ft., N. 43° W. 35 ft., N. 43° 57' W. 165 ft. to E'ly R/W line M-99, S. 46° 3' W. 159.5 ft., S. 43° 57' E. 165 ft., S. 46° 3' W. 132 ft., N. 43° 57' W. 165 ft. to E'ly R/W line M-99, SW'ly along said R/W to int'n N. line Hughes Rd., S. 42° 36' E. 271 ft., S. 44° 28' E. 32.15 ft. to int'l N'ly line Taffy Parkway, N. 46° 12' E. 666.2 ft. to beg.

Com. N. cor. Lot 28 Yorkshire Park Subd. No. 1, th. N. 42° 36' W. 271 ft., S. 45° 53' W. to N'ly line Valleau City, S. 43° 45' E. to W cor. Lot 28 Yorkshire Park Subd. No. 1, N. 45° 53' E. 145.25 ft. to beg.

from "A" One Family Residential to "F" Commercial District be tabled for thirty days.

Motion carried by unanimous vote.

Z-162-65

Motion by Bretz, seconded by Houston that the petition by Joseph Ferris to rezone property at 3127 Turner Street from "A" to "F" and "J" District be tabled for thirty days.

Motion carried by unanimous vote.

Z-163-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by William H. Forgraves, President of Miracle Mile, Incorporated to rezone a parcel on Orchard Street south of Lousia and street in new plat east of Orchard Street described as:

The West 30 ft. of Lots 6 through 12, Midway Plaza No. 1

from "J" Parking to "G-2" Wholesale District be denied and the property be left in its present zoning classification.

Beginning at the Southwest corner of Lot 80 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan thence S. 00° 32' 10" E. 1410.22 ft.; thence N. 89° 57' 20" W. 1078 ft.; thence S. 00° 32' 10" E. 91.53 ft.; thence S. 89° 57' 20" E. 156.78 ft. to the West line of Midway Plaza; thence N. 00° 17' W. 1502.28 feet on the West line of Midway Plaza and Midway Plaza No. 1 to the south line of said Supervisor's Plat No. 3; thence N. 89° 46' 50" W. 152.27 ft. to the point of beginning, being Lots 28 through 40 inclusive of proposed plat of Richfield Park

from "A" Residential to "G-2" Wholesale be denied as filed and recommend that the property be rezoned to "D-M" Multiple Family District deed restricted to a minimum of 2,000 sq. ft. per family dwelling.

Beginning at the Southeast corner of Lot 78 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan thence S. 00° 32' 10" E. 1196.05 ft.; thence S. 89° 27' 50" W. 169.23 ft.; thence N. 00° 32' 10" W. 1198.25 ft. to the south line of said Supervisor's Plat No. 3, thence S. 89° 46' 50" E. 169.23 ft. to the point of beginning, being Lots 16 through 27 inclusive of proposed plat of Richfield Park

Also beginning 1254.39 ft. S. 00° 32' 10" E. of the Southwest corner of Lot 8 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan, thence S. 00° 32' 10" E. 155.83 ft.;

thence N. 89° 57' 20" W. 177.78 ft.;
thence N. 00° 32' 10" W. 153.98 ft.;
thence N. 89° 27' 50" E. 177.78 ft. to
the point of beginning being Lots 41
of the proposed plat of Richfield Park

from "A" Residential to "D-M" Multiple Dwelling District be granted deed restricted to a minimum of 2,000 sq. ft. per dwelling.

Beginning 2.23 ft. N. 89° 46' 50" W. of the Southeast corner of Lot 73 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan, being the intersection of the East line of Orchard Street and the South line of said Supervisor's Plat No. 3; thence S. 00° 32' 10" E. 1,200.00 ft. on the East line of Orchard Street; thence N. 89° 27' 50" E. 130.0 ft., thence N. 00° 32' 10" W. 1198.29 ft. to the south line of said Supervisor's Plat No. 3; thence N. 89° 46' 50" W. 130.0 ft. to the point of beginning, being Lots 1 through 15 inclusive of proposed plat of Richfield Park

Also beginning 560.5 ft. S. 89° 57' 20" E. of the Southwest corner of Section 3, T3N, R2W, thence N. 00° 32' 10" W. 235.0 ft.; thence N. 89° 57' 20" W. 82.0 ft.; thence N. 00° 32' 10" W. 467.67 ft.; thence N. 89° 27' 50" E. 181.5 ft.; thence S. 00° 32' 10" E. 707.51 ft.; thence N. 89° 57' 20" W. 99.5 ft. to the point of beginning, being Lots 42 through 48 inclusive of proposed plat of Richfield Park

from "A" Residential to "C" Two Family Residence District be granted.

At the present time the "J" Parking and "G-2" Wholesale existing west of Pennsylvania is vacant. Due to this fact, and in that a further extension of "G-2" zoning to the west would place incompatible land use fronting on Richwood St., and would put commercial traffic on a residential street, the Board would not recommend this zoning be changed.

"D-M" Multiple zoning with a minimum of 2,000 sq. ft. per dwelling unit would be a reasonable buffer between the existing "J" Parking and "G-2" wholesale and the "C" Two Family District, located west of Richwood Ave.

The petitioner has agreed to deed restrict the density of the "D-M" Multiple to 2,000 sq. ft. minimum per unit.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-164-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Don C. Morton to

rezone a parcel on the North and South sides of Fred Street and North and South sides of Louisa, West of Pennsylvania Avenue and East of Joshua Street described as:

Lots 71 and 72, Lots 74 through 93 and Lots 104 through 113 and Lots 119, 120 and 123 all of Supervisor's Plat No. 3 Delhi Township, City of Lansing

from "A" Residential and "C" Two Family to "G-2" Wholesale. "D-M" Multiple Dwelling and "C" Two Family District be denied as filed and the petitioner dedicate

Lots 83 and 114 of Supervisor's Plat No. 3, City of Lansing

lying between Fred and Louisa Sts. for street purposes and

Lot No. 79 of Supervisor's Plat No. 3, City of Lansing

be included on the proposed plat of Richfield Park, as the extension of Richwood Avenue.

The Planning Board further recommends that the zoning request proceed in the following manner:

1. That Lots 74 through 78 and Lot 80 be rezoned from "A" One Family to "D-M" Multiple and
Lots 81, 82, 84 and 85

be rezoned from "C" Two Family to "D-M" Multiple and

Lots 86 through 91

be rezoned from "A" One Family to "D-M" Multiple with a deed restriction that there will be a minimum of 2,000 sq. ft. of lot area per dwelling unit.

2. That Lots 106 through 111

be rezoned from "A" One Family to "C" Two Family

3. That Lots 71, 72, 92, 93, 104, 105, 112, 113, 119, 120 and 123

remain in their present zoning classification.

All property being a part of Supervisor's Plat No. 3, City of Lansing, Delhi Township, Ingham County, Michigan

The request for "G-2" wholesale on Lots No. 80, No. 81, and No. 82 would place commercial zoning opposite residential uses which would be detrimental to both. The creation of multiple units on Fred Street would be harmful to the existing single family development. The rezoning recommended by the board would allow a reasonable transition between the "G-2" Wholesale on the West side of Pennsylvania Avenue and the "A" One Family on Fred St. and West of Orchard St.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-165-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by John J. and Louis J. Vlahakis to rezone a parcel at 726 W. Saginaw Street from "C" Two Family to "D-1" Professional Offices District be denied.

The size and location of this parcel does not make the type of use allowed in "D-1" Professional conducive to orderly development.

If this zoning were granted the owners could erect a 10 unit apartment building which would overcrowd the land and not allow for adequate light, air, and open space.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Z-166-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by Hager-Fox Heating & Refrigeration Company to rezone a parcel at 1102 Walsh Street and 1107 S. Pennsylvania Avenue from "C" Two Family to "J" Parking District be granted and that screening be provided along the east and north line of the "J" Parking area.

Screening along the east line to consist of either:

1. 3 ft. high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height.
2. 5 ft. high cyclone type fence with interwoven slats.
3. A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

Except for the building set-back on Walsh Street:

Low evergreen plantings be provided along the building setback line and along the north line of the "J" Parking, except at access points.

Lighting of 2/10 lumens light per sq. ft. be provided on the parking area, so directed so as not to affect adjacent properties or passing motorists.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

TRZ-4-65 Z-193-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition to rezone a parcel in the 300 Blk. Greenlawn described as:

The west 129 ft. of the following described property:

Com. 99 ft. S. of SE cor. Cedarhurst Subd. th. W. 164 ft., N. 55 ft., W. 191.75 ft. S. 216 ft. to N. line Greenlawn Ave., E. 355 ft. to W. line S. Cedar St., N. 161 ft. to beg: Sec. 28, T4N, R2W

from "B" One Family Residence to "J" Parking District be granted and the following conditions shall apply:

1. That there be provided a front yard set-back on Greenlawn not less than that which now exists on the residential to the west.
2. That the front yard be kept in lawn, with low evergreen plantings at the setback line, except at ingress and egress points.
3. Screening to consist of one of the following:

A 3 ft. high cyclone k type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. be provided along the West and North lines of the parking area, except for the residential setback on Greenlawn.

5 ft. high cyclone type fence with interwoven slats.

A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

4. Wheel stops be provided so as to prevent encroachment on adjacent properties, and into required screening.
5. Lighting of not less than 2/10 lumens per sq. ft. be so directed on the parking area so as not to affect adjacent properties.

These improvements are the same as required by the city for the development of private property. The city should be consistent in setting examples for proper development in city beautification.

The subject property lies directly in back of the established commercial strip along South Cedar St. The area adjacent and to the West is single family, as is the property to the South. To the North is apartment development.

The lease is undersood to be for a period of two years—with all improvements reverting to the property owner.

The Board does not believe that the proposed use will be detrimental to the area, and will help relieve the on-street parking situation throughout the residential area that now exists, if the conditions above set are complied with.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

STREETS COMMITTEE

ROW-13-65

Motion by Houston, seconded by Bretz that the Board recommend to City Council that after considering the letter from Tri-County Regional Planning Commission dated September 7, 1965 regarding the one street having both the name Kerry and Kerryland, the Kerryland Street be changed to Kerry Street.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

S-18-65

Motion by Houston, seconded by Bretz that the final plat of Village Green Subdivision No. 2 be disapproved for reasons of inaccuracy of survey.

The inaccuracy is apparently due to an error in the original deed of either the land in question or the property adjacent to it.

The Board will reconsider the plat when the deed discrepancies are corrected and clearly reported.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

Mr. Houston read the following report on the Lincoln Community Center to the Board:

The Lincoln Community Center is presently financed by the City of Lansing, Lansing Board of Education and the Greater Lansing Community Chest. The Lincoln Community Center is housed in Lincoln School. During the summer of 1965 the

Lansing School Board discontinued the use of this school as a K-6 school with the indication that for 1965-66 school year that the building be used for special education students. It was also consensus that this would allow the Center operation to move to other quarters or plan to.

Recently the Joint School Board—City Council Committee was given the indication that any action in that area would have to be initiated by the City. The school system will not—since they are simply providing the housing for the operation with the bulk of the cost being a part of the Park Board operation of the City of Lansing.

This Board has by several resolutions in the past indicated its willingness to work with the Park Board in this matter. I would like to suggest intensification of this effort so that plans or ideas could be presented to Council prior to 1966 budget hearings.

Z-188-65

Mr. Richard Neller who had been sitting in the audience was given an opportunity to speak.

Mr. Neller advised that on the Community Unit Plan they would like to set up a date to talk to the City Departments. They have hired the consultants of Johnson, Johnson and Roy. A Market Survey Report will be presented by Larry Smith and Associates.

The Board suggested that the best date for them would be Thursday, October 21, 1965 at 8:00 P.M.

BUILDINGS AND PROPERTIES

BP-10-65

Motion by Manz, seconded by Black that the request from John Loomis to purchase City property located between Grand River Avenue and Water Street west of Factory St. now known as City Parking Lot No. 10 (1100 Factory St.) be tabled for 30 days for more information on the possible use if the City sells.

Motion carried unanimously.

BP-14-65

Motion by Manz, seconded by Black that the request to vacate a 55 x 165 ft. portion of Battenfield St. located E. of 612 E. Jolly Road tabled pending recommendations from other City Departments and Utilities.

Motion carried unanimously.

BP-15-65

Motion by Manz, seconded by Black that the Board recommend to City Council that after considering the letter from Mr. William Hicks, Jr., 217 Ann Street, East Lansing, Lansing, Michigan offering to sell Lot 31 of Kraus Acres (2000 Blk. Miller Road) to the City for \$500.00, that the offer be refused.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

BP-16-65

Motion by Manz, seconded by Black that the Board recommend to the Buildings and Properties Committee of Council that after considering the letter from Lucile Coddington dated April 21, 1965 offering to purchase a small portion of property that belongs to the city and is adjacent to her lot at 901 Dakin Street, that the request be disapproved at this time until further determination is made as to the expressway and street alignment in this area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

BP-17-65

Motion by Manz, seconded by Reynolds that the Board recommend to City Council that after considering the action of the Park Board on September 8, 1965 regarding the City purchasing for park purposes approximately 6 acres of ground provided the Bert L. Smokler and Company dedicates a like acreage in the vicinity of Miller and Hagg Roads, if a satisfactory price can be agreed upon, this would be a desirable addition to the parks in an area of future development.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

BP-18-65

Motion by Manz, seconded by Black that the Board recommend to City Council that after considering the action of the Park Board on September 8, 1965 regarding the William Zaukeleis property bordering the Grand River Park on Main St. (approximately 2900 Blk.) that the property be

acquired for park purposes providing an agreeable price can be arranged with the owner.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

BP-19-65

Motion by Manz, seconded by Black that the Board recommend to the Buildings and Properties Committee of City Council that this City property at 2905 E. Forest, having 198 ft. frontage on E. Forest Rd. and a depth of 264 ft., surrounded on three sides by Evergreen Cemetery and proposed in the Master Plan as part of the cemetery development, be retained by the city for the future development of Evergreen Cemetery.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Houston, Manz, Reynolds and Siebert—7.

Nays: None.

URBAN RENEWAL

Urban Renewal Board concurred with Planning Board recommendation on recommended boundaries of Urban Renewal Project Number 2.

Mr. Reynolds further reported that he would be checking with Mr. Mateer and the Human Relations Department on the possibility of getting some money to help supplement the staff.

ORDINANCE

The committee has not held a meeting since the last Planning Board meeting at which time it was reported that certain revisions previously suggested by the Committee had been transmitted to Villican-Lehman for comment and that Villican-Lehman had replied agreeing to the adoption of most of the Committee suggestions. Mr. Brown, of the Planning Board staff is to confer with Don Busley, City Building Inspector, regarding the wording of certain definitions in the text as they relate to Building Code requirements. The staff is also working on the section of the proposed Ordinance relating to Trailer parks and other specific areas. The next meeting of the Committee is scheduled for Tuesday, October 12th at the Planning Board offices at 4:00 P.M.

Mr. Black passed to all Board members, copies of the following resolution.

PROPOSED RESOLUTION ON ENFORCEMENT OF SUPPLEMENTARY CONDITIONS INCLUDED IN APPROVALS FOR RE-ZONING.

Introduced October 5, 1965.

WHEREAS, persons who are granted changes in the zoning of their property usually receive added value and/or income as a result of such rezoning, and

WHEREAS, there is a possibility that certain rezonings may occasionally have at least a temporarily adverse effect on the use and/or occupancy of adjacent properties, and

WHEREAS, in such instances the Planning Board and the City Council endeavor to protect the neighbors' interests by specifying, when it seems necessary, that the petitioner shall provide for properly located on-site parking facilities, for specific types of floodlighting, and for a proper screening of adjacent properties by planting or fencing or both as a condition for the approval of the request, and

WHEREAS, failure to properly enforce such requirements defeats the intent of the Planning Board and the City Council in that it permits the petitioner to enjoy the added use of his property without properly, safeguarding his neighbors, and

WHEREAS, there have been many such instances in the past, due primarily to conflicting opinions as to the enforceability of such supplementary requirements, and

WHEREAS, in the granting of rezoning requests the City has an obligation to effectively protect the neighbors who may otherwise be damaged by the petitioner's failure to provide the safeguards recommended,

NOW, THEREFORE, BE IT RESOLVED, that all future rezoning recommendations of the Planning Board which contain provisions for specific off-street parking requirements and/or for floodlighting or for the screening of adjacent properties by fencing or planting or both as a condition for the granting of the petitioner's request, contain the words, "and that the City Building Inspector be directed not to issue a building permit for the principal improvement to the rezoned property unless the city plan which is filed with the application for the permit indicates that the properly located off-street parking and/or the floodlighting, fencing, planting, or other screening recommended by the Board, and further, that the Building Inspector be directed not to issue an occupancy permit for said principal improvement until the parking facilities, floodlighting, screening, planting and/or fencing have been completed," and

BE IT FURTHER RESOLVED that provisions for this effective means of en-

forcement be incorporated in the text of the new Zoning Ordinance now being made ready for transmittal to the City Council.

Motion by Black, seconded by Manz that the resolution on Steel Fabrication be brought up for a Public Hearing on Thursday, October 28th.

Motion carried unanimously.

CAPITAL IMPROVEMENT

Mr. Heino, Chairman of the committee was ill so the Secretary reported that the Mayor had appointed a committee composed of Department heads to assist the Mayor in the C.I.P. Program.

Motion by Mr. Siebert, seconded by Mr. Houston that the following budget transfers to be requested:

\$1,000.00 be transferred from the salaries account No. 170,110 to the extra help account No. 170,122.

Motion carried unanimously.

PLANNING DIRECTOR'S REPORT

The Secretary called the Board's attention to the Progress Report.

The notification of the Michigan Society of Planning Officials meeting to be held in Cadillac on Thursday and Friday, Oct. 7th and 8th was read.

Motion by Manz, seconded by Siebert that three staff members and two Board members be delegated to attend the conference.

Motion carried unanimously.

The announcement of the American institute of Planners meeting to be held in St. Louis on October 17th through the 21st was read.

Motion by Black, seconded by Manz, that Mr. Raymond C. Guernsey be authorized to attend this meeting.

Motion carried unanimously.

The brochure on the Natural Beauty Conference to be held at the Jack Tar Hotel on Tuesday, October 12th was read to the Board and they were urged to attend.

The brochure was to be received and filed.

NEW BUSINESS

A communication regarding the Urban Renewal Display in the lobby of City Hall, and the possibility of including the Community College Expansion and the Capitol Development was read.

The Secretary presented a report showing the fees charged and the number of zoning cases held by other cities in Michigan.

Motion by Houston, seconded by Black, that the report be referred to the Zoning

Committee to enable them to make a recommendation at the November meeting.

Motion carried unanimously.

A letter from the U. S. Department of Commerce regarding trends and factors influencing employment densities for a study by IDE Associates was read and referred to the Streets Committee.

Meeting was adjourned at 12:20 P.M.

RAYMOND C. GUERNSEY,
SECRETARY.

M

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, September 23, 1965

Meeting was called to order by Chairman Russell Fink at 7:30 P.M.

ROLL CALL

Present were: Black, Bretz, Fink, Reynolds and Siebert—5.

Absent: Heino, Houston and Manz—3.

HEARINGS

Z-88-63

Community Unit Plan submitted by Harold Placer for property at Pleasant Grove and Ferroll.

The secretary presented a discussion of the principles of the Community Unit Plan.

Mr. James Church, Senior Planner, gave a graphic presentation of the plan to the audience.

Mr. Harold Placer stated that he would like to get this plan approved as they feel this will fit better on the lot than the previous plan. There is better circulation and parking arrangement.

Mr. Fink asked if this had been approved by the staff. Mr. Placer advised that this had already been approved for the different types of buildings on it. This new plan is just a matter of changing the buildings around so that they could drive in from Pleasant Grove and park in between the buildings. Before both buildings were facing Ferroll St.

Mr. Fink asked if the parking had been increased and Mr. Church replied that he would increase his parking. The initial plan approved 1.3 or a minimum of 47 off-street parking spaces. An additional 4 spaces could be added, which would bring it up to minimum.

At the request of the Chairman, Mr. Church reported that the proposed plan calls for 36 apartment units, following the Board's approval of 12 apartments per acre. There is a little over 3 acres in the parcel of land. There are two areas of open recreation space. Trees are recom-

mended at both ends of the parking area for screening.

Mr. Fink asked if the screening would be detrimental to cars leaving the development area to enter Pleasant Grove turning south. Mr. Church reported that the trees would be over 100 ft. from the right-of-way.

Matter was referred to the Zoning Committee.

STREETS COMMITTEE

S-13-64

Motion by Reynolds, seconded by Bretz that the tentative plat of Holmes Acres (Revised) be approved subject to the following:

1. All lots being graded so that all storm water will drain therefrom.
2. Street, sidewalks, and utility construction be provided according to Board of Public Service and Board of Water and Light standards.
3. That the lots fronting on Holmes Rd. west of Stabler St. be incorporated within this plat.
4. Street right-of-way being dedicated as shown.
5. That the plat be improved with public sewer and water.
6. That the land soil test shown as unbuildable be incorporated in the plat with sufficient buildable land to allow proper development.
7. That a 6 ft. utility easement along each lot line be provided and/or necessary easements as required for underground services.
8. Construction and improvement drawings be submitted and approved prior to filing final plat (See Subdivision Regulations p. 11, 12, and 13).
9. Arrangements be made for improvements and inspection of improvements (See Subdivision Regulations p. 21).

10. A 10 ft. easement be provided along the front lot line and a 5 ft. walk centered in the easement, to be constructed to city standards.
11. That all required easement be recorded on the face of the plat (See Subdivision Regulations Addendum p. 3).
12. That this approval expire one year from the date of the Board's action, September 24, 1966.

Virginia Edgett, 3418 Jewell, stated she has been to three meetings and strongly objects to this. She feels there is no way to block it, and it is being put in whether she likes it or not. They have congested traffic and she invited the Board to walk down Stabler St. at 3:00 P.M. when school lets out.

Mr. Fink explained to Mrs. Edgett that this hearing was for the platting of the land, and not for the Community Unit Plan.

Mrs. Edgett explained that the neighbors have refused to come to the meetings any more as it seems fruitless. They have taken up a petition and submitted it to Council. They appeared before the Board last spring and at that time Mr. Davidson stated that if they would let him put in duplexes he would not put in the 8-family apartment houses which he had originally asked for. They went along with this. She mentioned the poor soil conditions.

Mr. Fink then asked Mrs. Edgett if she had any objections to the land being used for residential purposes and she said "No". Mrs. Edgett was then informed that her objections would be weighed when the Board considered the Community Unit Plan.

The Secretary reported that in January the Board recommended this area for "C" two family. This was referred to the City Council, and a hearing was held by City Council on February 1st, and later Council denied the rezoning. After the petitioner contacted Council on what he could do, he was told to file a Community Unit Plan.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Reynolds and Siebert—5.

Nays: None.

S-17-65

The developer was asked if he had any comments to make on the plat of Richfield Park Subd., and advised he had none.

Mr. James Church, Senior Planner, told of the location of the plat, the location of streets and the areas where right-of-ways would be required.

Motion by Reynolds seconded by Black the Preliminary Plat of Richfield Park be approved subject to:

1. That a 6 ft. utility easement along each lot line be provided and/or necessary easements as required for underground service.
2. Construction and improvement drawings be admitted and approved prior to filing final plat (See subdivision regulations p. 11, 12 and 13).
3. Arrangements be made for improvements and inspection of improvement. (See subdivision regulations p. 21).
4. A 10 ft. easement be provided along the front lot line and a 5 ft. walk centered in the easement to be constructed to city standards.
5. That all required easements be recorded on the face of the plat. (See subdivision regulations addendum p. 3).
6. That the developer should dedicate a 50 ft. R.O.W. from the center line of Miller Rd.
7. That Lot No. 79 of Supervisors Plat No. 3 be dedicated for R.O.W. purposes by deed or replat.
8. That a satisfactory easement or street dedication be made from Orchard St. to the former Delhi Township cemetery and be recorded on the final plat.
9. That full street improvements including adequate sub-grade preparation, hard surfacing, and curb and gutter conform with the construction standards of the City Engineer.
10. All lots shall be graded so that all storm water will drain therefrom.
11. This approval expires one year from date of the Board's action.

This approval is valid for a period of one (1) year and expires on September 23, 1966.

Some discussion was held on the sewer system for this area, and the request for a portion of the area to be rezoned for wholesale. The requested rezoning was pointed out to the Board and the audience, and an explanation of the request for this rezoning was given.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Siebert, and Reynolds—5.

Nays: None.

S-5-63

Mr. Church gave the background of this subdivision development and the reason that the current request is on the agenda.

Motion by Bretz seconded by Black that the Board recommend to City Council that the amendment to the Community Unit Plan of Village Green Subdivision as approved by the Planning Board, August 30, 1964, to allow construction of an entranceway at Haag and Haverhill be approved subject to the condition that the entranceway be maintained and kept in good repair by the owner of the subdivision.

The entranceway will provide identification for the development and will read "Village Square."

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Reynolds and Siebert—5.

Nays: None.

S-19-65

Motion by Reynolds seconded by Bretz that the Board recommend to City Council that the final plat of Groesbeck Hills No. 11 be approved subject to the following conditions:

The posting of financial security in the amount	\$51,900.00
for storm and sanitary sewers.	5,600.00
for surfacing	5,600.00
Total	\$57,500.00

All utilities be approved in accordance with the requirements of the Board of Water and Light and Public Service

prior to the signing and affixing of the Municipal Seal.

Some discussion was held on the lots covered in this recommendation.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Reynolds and Siebert—5.

Nays: None.

Bruce Bedell and Greg Main were introduced to the Board.

The Secretary called the Board's attention to the display of the City in the lobby and commended Mr. Bedell for his work on the project.

BUILDINGS AND PROPERTIES

BP-10-65

The Secretary advised that the staff and the Traffic Department are working on this

particular piece of property as there has been some thinking in regard to the extension of Turner St. The Master Plan calls for the extension of Turner St. south to Grand River north of Capitol.

ORDINANCE

Mr. Black reported that since his report of last month, a reply to the comments made in regard to the new ordinance had been received from Vilcan Leman and Associates. His committee has also reviewed additional portions of the ordinance and is transmitting them to the consultants.

Mr. Fink asked where the staff stands in regard to the schedule set up on the new zoning ordinance and the secretary reported that we are about 3 weeks behind inasmuch as we have had no meetings with citizen groups. Mr. Fink told of the interest of Councilman Smith in the new zoning ordinance.

Mr. Black then asked where the staff stands in regard to the mapping and was advised that the maps are about 70% completed.

Recess.

Mr. Manz came in.

ZONING COMMITTEE

Z-121-65

Some discussion was held on this Community Unit Plan of Herman Davidson. No action was to be taken until the Zoning Committee had a recommendation to make.

URBAN RENEWAL

Mr. Reynolds explained that the application is to be completed shortly and sent to Chicago showing the area as indicated on the map prepared by the staff for the Urban Renewal Project No. 2. He further explained that both sides of the river have to qualify, that is, have 51% blight, in order to be considered for Urban Renewal.

Motion by Reynolds, seconded by Black that the area described as:

Beginning at a point, the Southeast corner of Lot 5, Block 54 Original Plat, City of Lansing, Michigan thence east along the North right-of-way line of Saginaw Street to a point 400 ft. E. of the E. ROW line of Larch Street, thence Southerly to a point 400 ft. E. of the E. ROW line of Larch St., 100 ft. North of the N. ROW line of Michi-

gan Avenue, thence West to the W. ROW line of Larch St. thence Northerly along said W. ROW line of Larch to a point 74.25 ft. S. of the S. ROW line of Anderson St., thence West to the W. ROW of Cedar Street thence North along said West ROW line to a point 379.5 feet north of the North ROW of Michigan Ave., thence West 172 feet to the West ROW line of Depot Street thence North 173.25 feet, thence West 223.93 feet to a point of intersection of the New York Central Railroad's east right-of-way line, thence 273.6 feet south along the west lot line of 22 (part of Lot 6 of the Original Plat) of Block 245, thence west along the North lot line of Lot 6 (part of Lot 7 of the Original Plat) of Block 245 crossing the Grand River to the West river bank thence proceeding north along said bank to the north right-of-way line of Shiawassee Street, thence West to the east right-of-way line of North Washington Avenue, thence North along said right-of-way to a point of intersection of the North right-of-way line of Genesee, thence West 115.5 to the West right-of-way line of North Washington Avenue, commencing North along the West right-of-way of said street to the Southeast corner of Lot 5, Block 54, Original Plat, to the point of beginning,

be approved as boundaries for Urban Renewal Project No. 2.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Manz, Reynolds and Siebert—6.

Nays: None.

Mr. Reynolds then told the Board of the progress being made in Urban Renewal Project No. 1. Some discussion was held in regard to whether or not the Planning Board might be instrumental in helping this project move more readily.

CAPITAL IMPROVEMENTS

The secretary explained the Capital Improvements Report that were mailed to the board members and advised they could take action at the next regular meeting. This report includes the changes as approved by the City Council.

FINANCE

The Secretary explained the deletion of personnel requested in the current budget and the impact the deletions have on the overall work program particularly in the study of the low income housing needs.

Mr. Fink asked if it would be feasible to write the Housing Authority to advance funds for the hiring of such a person to make the low income housing need study.

Matter was referred to the Urban Renewal and Housing Sites Committee for a report at the next regular meeting.

EXECUTIVE COMMITTEE

Mr. Fink told of the meeting held Monday and the recommendation of the Executive Committee that each committee henceforth, submit their reports in writing. A sample of the Council Committee report form was shown the Board.

Motion by Black, seconded by Reynolds that the Committee Report form be mimeographed with the deletion of spaces for each member of the committee to sign, with only the signature of the chairman required.

Motion carried unanimously.

Mr. Fink told the board of the Michigan Society of Planning Officials meeting in Cadillac.

Mr. Church told of the number of requests received for "D-M" multiple dwelling districts. A chart showing the pending cases at this time was shown to the Board. The Secretary explained that sewers to serve the area are now inadequate and there is adequate property zoned for multiple in the downtown area, however, the price being asked for this property is so high that developers are moving to outside the area, and it was felt the board should adopt a zoning policy.

Further discussion on the prices being asked for the D-M as compared to that with a less density was held.

Matter was referred to the Zoning Committee.

Meeting adjourned at 10:00.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, October 28, 1965

Meeting was called to order at 7:35 P.M.
by Chairman Russell Fink.

ROLL CALL

Present were: Black, Bretz, Fink, Hous-
ton Manz, and Reynolds—6.

Absent were: Heino and Siebert—2.

HEARINGS

Z-138-65

Public hearing on the Community Unit
Plan submitted by Bruce Hartwick for
property located at 2431 N. Grand River
Avenue.

Mr. Bruce Hartwick explained the area
surrounding his property and its use, and
stated they feel they have a fine land use
transition. These units will consist of
one and two bedroom apartments and they
expect to minimize the amount of children
in this area because they feel that the
schools are too crowded. These apartments
will be maintained primarily for couples
and couples with small children. The
motel unit is a fine location as far as the
north and northwest location of Lansing
is concerned. In the whole area there is
not one motel of a national chain or a
large motel development. They are located
on a main artery coming in from Grand
Rapids and when the new expressway comes
across Lansing, they will be located on
one of the first turn-offs in that direction.
Logan Street will be one of the main exit
points on I-96. The area that will be dedi-
cated to the city was pointed out and the
board was informed that a public park
has been dedicated.

Mrs. Bretz asked where the park prop-
erty would be, and was informed that it
would be along the river.

Mr. Black asked if the only access to the
parking lots was through the motel and
bowling alley parking lots. Mr. Hartwick
explained that the parking lot to the motel
is separated by a green strip. Mr. Black
then asked if there was any intention of
going out on Coolidge St. and Mr. Hartwick
stated it would be nice, but he had no con-
trol of that unless the city goes ahead and
develops something along the river, which
is a possibility.

Mr. Ray Paulson, 2108 Coolidge St. asked
how far the apartments would be from the
back lot line. Mr. Hartwick said approxi-
mately 20 or 30 feet.

Mr. Reynolds questioned the relationship
between the Community Unit Plan and the
motel. Mr. Hartwick replied that the Com-
munity Unit Plan encompasses the whole
property which would be the motel also.

Mr. Black asked how many apartments
were in each of the buildings and how
high they would be. Mr. Hartwick re-
plied that these are 20 unit buildings, now
reduced to three buildings, with plenty of
parking, at least 1½ times the parking,
and more, if desired. They would like to
develop 80 units. The buildings are two
stories.

Mr. Fink asked about the swimming
pool, and Mr. Hartwick replied that the
pool could be at either end.

Mr. Fink asked the square foot area of
one and two bedroom units and was told
that the one apartment units would be
900 sq. ft. and the two apartments would
be 1200 sq. ft. They feel that this is the
need at this date.

Mrs. Bretz asked how much space would
be between the motel and Coolidge Rd. and
Mr. Hartwick stated he thought it was
about 300 ft. across, but actually it was
330 ft., and if the motel unit is 50 ft.
they've got 270 feet which includes the
parking area.

Mrs. Ray Powers, 2108 Coolidge asked
for some information about the screening.

Matter was referred to the Zoning Com-
mittee.

Z-174-65

Community Unit Plan submitted by Earl
and Ruth Carr for property located at the
corner of Moores River Drive and Mt. Hope
Avenue.

Mr. Church gave a presentation of the
plan.

Mr. Leland Carr stated that the prop-
erty had been owned by Dr. Carr for a

number of years and that they had with them the two members from the firm of Anderson and Ranke, architects of Birmingham, Mr. Anderson being in charge of the mechanics and Mr. Ranke in charge of designs; the management consultant firm of Smith-Bishop represented by Mr. Bishop, and the developer Joe Max Smith, and stated that an aerial photograph of the total area could be provided. Mr. Smith explained the project.

Mr. Smith stated that ingress and egress to this property is provided off Mt. Hope. A main-manager residence is located at the entranceway. They have internal package consideration allowing ingress for fire fighting equipment and also egress. It is their intent that the one gate would be closed most of the time as they desire the traffic to enter past the management residence on Mt. Hope. The other drive would exit Mt. Hope which would not be too good. They have provided approximately two car parking for each tenant. They believe that building the putting green will add to the decor of the entire complex. The putting green will have four holes. There will be a patio deck offering views of the river itself. The other features that would be of interest, maintenance tools will be housed in a separate building. The interior drive from the south will be privately owned and privately maintained. Fire hydrants will be located as required. Storm and sanitary sewers are installed. They have coordinated with the city as to the future plans for Mt. Hope.

A color prospectus was shown to the board. Slides were viewed indicating that each building would be different and that they would be using sand stone for exterior decoration.

In the three bedroom suites, there will be two entrances into a foyer. The hallway will be 9 ft. wide. The living and dining areas in all suites will be facing the river, which is at its widest in this area. They offer an option on the 3 bedroom suite or a combination of a study-bedroom. Baths are varied, as they are attempting to make these for luxurious living.

Mr. Reynolds asked about the entrance to the development being up on a hill, Mr. Smith stated that the main entrance was on level ground.

Mr. Black asked if they had a plan of the complete building. His first impression that the people could come directly into their apartments, however, it would seem now that they would have to come into a common hallway. Mr. Smith stated that this is correct. The entranceways will have a colonial motif.

No one from the audience had any objections or comments.

Matter was referred to the Zoning Committee.

Z-188-65

Community Unit Plan submitted by W. Richard Neller for property located at 6326 S. Cedar St.

Mr. Church gave a graphic presentation of the plans.

Mr. Richard Neller representing Walter Neller Co., developers, appeared and presented slides of the site. He stated that the uses that they have proposed were recommended by Larry Smith and Associates, economic consultants. The east-west access will combine with Edgewood Road, beginning at the present Eifert Road and ending at Washington Ave. The road will have a 90 foot right-of-way and will be double banked with trees. All the houses will face the residential streets and will not have access to the boulevard. Townhouses will be of less density, probably 10 acres. They anticipate that their start will be with the single family residences. The vertical access or north-south access road will be developed in single family with access to Miller Road.

Mr. Reynolds asked if the boulevard coming in off Cedar St. would be one way.

Mr. Black complimented the developers on their plans—being the most complete and well conceived of those submitted to this date.

Mr. Manz asked if the developer had acquired additional property. Mr. Neller replied "yes and no" and further remarked that they had come to an agreement with some of the adjacent property owners.

A lady in the audience asked about the name of one of the inner streets and was advised that it was not named yet.

Mr. R. S. Brown, 428 Miller Road asked where the boulevard would be entering. Mr. Neller replied that it would be moved, and he was unable to tell him at this time. Mr. Brown then asked about the type of housing that would be near his property and Mr. Neller stated that it would be single family so that it would not be disagreeable to the residences already in the area.

Another lady asked if the woods would remain and Mr. Neller replied that this would be the key of the entire area.

Mr. Neller then advised that about 50 acres of land will not be developed. This land will be used for right-of-ways, green areas, buffers, etc. and amounts to about 30% of the area.

Mr. Zig Kowalski, of the Howard Johnson Development to the south complemented the developer on the project and stated that they would welcome them.

Mr. Neller explained the location of the various types of developments they plan for the area.

Mrs. Neicher of 1642 Coulson Court asked where this development would be in relation to her property.

Matter was referred to the Zoning Committee.

ORDINANCE CHANGE

Revision Subsection 32 of Section 36-39 of the Zoning Ordinance regarding fabrication operations.

Motion by Black, seconded by Bretz that the Planning Board recommend to City Council that a change be made in the Zoning Ordinance as recommended on August 27, 1965.

Mr. Donald Hines, attorney, appeared in behalf of Hausman Corporation, gave an explanation of how this zoning change becomes final under the State Enabling Statutes. He further remarked that he was willing to answer any questions that the board might have. He stated the following wording was changed on the original recommendation:

"But the cutting, bending or otherwise shaping of reinforcing bar stock, etc." revised to:

"Except that the cutting or bending, or reinforcing of bar stock."

Mr. Black withdraw his motion, and Mrs. Bretz withdrew her second.

Mr. Robert Peterson of 4601 Devenshire read a paper regarding the ordinance as a protest.

Mr. Fink asked for a copy of the paper.

Motion by Black, seconded by Bretz that the Board recommend to City Council that the following resolution be adopted:

(32) Iron, steel, brass, or copper foundry or fabrication plant; except that the cutting, bending or reinforcing bar stock or woven stock shall not be considered fabrication operations within the meaning hereof.

Motion carried by the following vote:

Yeas: Fink, Black, Bretz, Houston, Manz and Reynolds—6.

Nays: None.

Z-88-65

Community Unit Plan submitted by Harold Placer for property located at Richmond St. north of Pearl St.

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the revision of the Community Unit

Plan submitted by Harold Placer for the N.W. corner of Ferroll and Pleasant Grove Road was approved subject to the following conditions:

1. That four additional off-street parking spaces be provided to meet the requirements of the previous approval.
2. That the parking area be suitably screened on the east and west.

3. That all other conditions of the City Council approval of January 6, 1964 remain the same and be in effect, namely:

1. That a maximum of 12 apartments per acre be allowed.

2. That a minimum parking ratio of 1.3 parking spaces per unit be provided.

3. That the general arrangement of the site including roads, off-street parking, building locations, and landscaping be essentially as shown on the plans submitted and approved by the Planning Board, November 21, 1963.

The petitioners new proposal changes the basic site plans and increases the number of units from 32 to 36. This is still within the allowable density per acre approved.

The off-street parking is reduced from 48 to 44 spaces and would not be within the ratio of 1.3 approved. A minimum of 47 off-street parking spaces would be required.

4. This permit shall be for one year from date of final approval by City Council.

The Board recommends to City Council to approve the Community Unit revisions as outlined above.

Motion carried by the following vote:

Yeas: Fink, Black, Bretz, Houston, Manz and Reynolds—6.

Nays: None.

Z-163-65 and Z-164-65

Mr. Church, Planner VIII, explained to the Board that these two petitions were acted on at the last meeting of the Board and the recommendation was forwarded to City Council. City Council referred them back.

Some discussion was held on the reasons for the recommendations as sent to Council.

Matter was tabled until the next regular meeting.

Motion carried unanimously.

ORDINANCE COMMITTEE

Mr. Black reported that a meeting with Mr. Brown, Planner VIII was held but no recommendations were ready at this time.

The secretary advised that the schedule on the new ordinance was not being kept inasmuch as the public contacts had not as yet started. There are about two more sections that have to be reviewed.

CAPITAL IMPROVEMENTS

The secretary reported the recommendation of Mr. Heino on the CIP report.

Motion by Reynolds and seconded by Bretz that the Revised Capital Improvements Program be approved and forwarded to City Council for their consideration.

Motion carried by the following vote:

Yeas: Fink, Black, Bretz, Houston, Manz and Reynolds—6.

Nays: None.

Meeting adjourned.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, November 18, 1965

Meeting was called to order at 4:12 P.M.
by Chairman Russell Fink.

Present were: Black, Bretz, Fink, Heino,
Houston, Siebert—6.

Absent: Reynolds and Manz—2.

Present were Curt Hanes of the State
Journal and Tim O'Neill from WJIM.

A notice of waiver was received from
Mr. Reynolds and Mr. Manz, also they both
gave an affirmative proxy vote to the ap-
proval of the Community Unit Plan for
Z-174-65.

Motion by Houston, seconded by Bretz that
the Board resolve itself so that the Zon-
ing Committee might consider the zoning
case Z-174-65.

The Board then resumed the special ses-
sion.

Motion by Houston, seconded by Bretz
that the Rules of Procedure be suspended
so that the Board can take action on the
Zoning Case Z-174-65.

Motion carried by unanimous vote.

Z-174-65

Motion by Bretz, seconded by Houston
that the Board recommend to City Council
that the Community Unit Plan of Hall-
mark Estates be approved subject to certain
conditions.

Mr. Black asked Mr. Guernsey the mean-
ing of this requirement for 3 ft. high
decorative masonry wall. Do you mean on
the property itself, or between the property
and the road. The way that site plan is
drawn with the parking right up against
the back of several buildings, the question
is where would anybody put a 3 ft. wall
that would do any good.

The Secretary explained that this wall
would be placed where it abuts a future
residential use of existing residential use.

Mr. Fink suggested the clarification of
the wording "Where the parking area of
the plan is adjacent to exterior residential
uses."

Mr. Black, then suggested "residential
uses under other ownership."

Motion by Bretz, seconded by Heino that
their recommendation should include this
wording.

Mr. Fink then added for a further clari-
fication from the staff, what you are saying
here in the paragraph.

Limited access off Moores River Drive.

in fact there is no access whatsoever, and
asked for the staff's reasoning of this.

The secretary then explained that this
was following the recommendation of the
Parks Department who do not feel that
ingress and egress at this point would con-
jest traffic and pedestrian access would be
dangerous. From a purely traffic stand-
point, the high bank would have to be cut
to gain access and traffic through this bank
onto Mt. Hope—creating a poor sight dis-
tance relationship.

Mr. Fink then stated that he wanted to
clarify this because of the fact that in a
short period of time there would un-
doubtedly be other requests for similar zon-
ing in the area and he thought that the
board should be familiar with this. The
safety factors of ingress and egress should
be retained because this is a scenic drive
and it should not be subjected to high in-
tensity ingress and egress from a hill bank
development that could cause serious ac-
cident situations within the area.

Mr. Heino then asked about the cutting
back of the corner of Moores River Drive
and Mt. Hope.

The Secretary then explained the pro-
posed plans.

Mrs. Bretz then asked if we had informa-
tion as to how far the first building would
be from the intersection.

The Secretary advised that this plan did
not necessary designate the exact proposed
realignment position of the building, but

if the city were interested in either of the plans, they could negotiate with the owners at that time.

Mr. Fink then reminded the board that the recommendation does not include any statement of fact that this proposal is subject to this kind of an acquisition of property for that purpose.

Mr. Siebert then asked if part of the present Mt. Hope would be made a part of the petitioners property.

Mr. Houston advised that he did not think the recommendation was necessary.

Mr. Black then asked if the realignment were something that had already been proposed by the other departments, or is it just somebody's suggestion out of a clear sky.

The Secretary advised that the Traffic Engineer has prepared preliminary drawings of the realignment, but they are somewhat up in the air for the moment because of the actual alignment that will be used on Mt. Hope. There are two alternate plans, one for the high ground and one for low ground.

Mr. Black then stated that it seemed to him to be a good point and he suggested the board add another paragraph to the conditions which might say:

The buildings in the southwest corner of the property be located to tie in with whatever section of Mt. Hope and Moores River Drive is approved by the Public Service Department.

Mr. Fink then asked if it might be desirable to fit into the present two alternative plans the realignment of Mt. Hope and Moores River Drive and wondered if they would suggest going that far or not.

Mr. Houston then replied that he didn't see how this is a zoning matter.

Mr. Fink then stated that it would affect it in the sense that if a building is placed where the most desirable right-of-way intersection of Moores River Drive and Mt. Hope would take place, then the City could not hope to attain the realignment of Moores River Drive.

Mr. Houston then advised that this plan had come to the department's attention a few years ago for review.

Mr. Black then advised that his statement was:

The location of any buildings in the S.W. quadrant be coordinated with whatever plans for the intersection of Moores River Drive and Mt. Hope is finally decided upon by the Public Service Department, and State Highway Department.

Mr. Heino then advised that the first paragraph of the recommendation could be reworded.

This recommendation met favorable agreement with the board.

The secretary then stated that the normal recommendation should also be added namely:

This shall be for one year from the date of final approval by City Council.

This recommendation met favorable agreement.

Mr. Black then suggested that there were two more technical items:

In the last paragraph, should be inserted after the word residential "And"

Therefore the recommendation should read as follows:

The Planning Board recommends that the petition by Earl I. and Ruth S. Carr to rezone a parcel from "A" one family residence to Community Unit Plan at the corner of Moores River Drive and Mt. Hope Avenue described as:

The E. fractional $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of Section 19, T4N, R2W, City of Lansing, County of Ingham, State of Michigan, beginning at a point 229.5 feet W. of the S. $\frac{1}{4}$ of Section 19, thence N. 594 feet, thence W. 660 feet, thence N. $48^{\circ} 5' W.$ 128.5 feet to an intersection with a line 2 rods from center of Moore's River Drive, thence S.W. along a line 2 rods from center of Moore's River Drive to its intersection with the S. line of Section 19, thence E. to beginning; except the E. 600 $\frac{1}{2}$ feet by 594 feet N. and S.

be approved subject to the following conditions:

The buildings and general arrangement be essentially as shown on the plan. The location of any building in the S.W. quadrant be coordinated with whatever plans for the intersection of Moores River Drive and Mt. Hope is finally decided upon by the Public Service Department, and the State Highway Department.

That the width (30 ft. curb face to curb face) and location of the driveways be essentially as shown on the plan.

Fire alarm box to be installed at developer's expense in area designated.

Easements are required for utilities. Planning should be completed in six months, prior to date service is required, if underground electricity is desired.

That hard surfaced off-street parking be provided as shown on the plan.

That ingress and egress be limited to the main entrance and the fire lane be limited to fire fighting equipment or other public utilities.

Where the parking area is adjacent to residential uses, under other ownership, there shall be provided a 3 ft. high decorative masonry wall and/or other screening that may be desirable upon completion of the project.

That the project consist of 81 living units, and 143 parking spaces.

In making the determination the following factors were considered:

The amount of open space created by the Grand River to the north.

Limited access off Moores River Drive, direct access to a primary thoroughfare, and final clearance from other city departments.

The Board feels that after thorough examination of the proposed plan that:

The property adjacent to the area included in the plan will not be adversely affected.

That the plan is consistent with the intent and purposes of Section 36-7 of the Lansing Zoning Code to promote public health, safety, morals and general welfare.

That the buildings shall be used only for residential and accessory purposes as required by ordinance.

This permit shall be for one year from the date of final approval by City Council.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Siebert (Reynolds and Manz by proxy)—8.

Nays: None.

Meeting adjourned at 4:40 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF HOUSING COMMITTEE OF THE CITY OF LANSING

Proceedings, November 16, 1965

The meeting was called to order by Vice-President Oliver at 1:30 P.M.

ROLL CALL

Present: Commissioners Blackall, Oliver, Patterson—3.

Absent: Commissioners Froh, Owen—2.

The minutes of the November 9, 1965 meeting were approved as printed.

REPORT OF DIRECTOR

The Director reported on the status of the proposed City Council Resolution of Cooperation and Resolution of Approval of the Application for Program Reservation.

A discussion followed of the proper study and procedures necessary before hiring an architect.

The Director was instructed to prepare

an outline of items to be considered before hiring an architect.

The Commission also felt that it was desirable to consult other City Officials with experience in this area.

Attention was also given to the advisability of hiring an architect before sites are finally determined.

A great deal of time was devoted to a discussion of the Board of Realtors rental plan. It was felt that it is difficult to determine the role (if any) the Housing Commission should play in this plan until further information is received.

The meeting was adjourned at 3:00 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, November 2, 1965

Meeting was called to order at 7:40 P.M.
by Chairman Russell H. Fink.

ROLL CALL

Present: Black, Bretz, Fink, Heino,
Houston, Manz, Siebert—7.

Absent: Reynolds—1.

HEARINGS

Z-176-65

Mr. Francis N. Fine appeared in behalf of the petition to rezone the property in the 2800 and 2900 Blk. of Tecumseh River Road described as:

Outlot A Sunset Hills No. 4

from "A" one family district to "D-M" multiple dwelling district and presented aerial photographs of the area to the board. Mr. Fine stated that the area runs some 650 feet South from Tecumseh River. He stated he feels that for some time now that multiple housing has grown in Lansing and that there may be a need for as many apartment types as there are for single families. It is the type of house that is here to stay. Builders are changing their types of business to apartments as well as others. They are a little more expensive construction-wise and the criteria is that the location can be extremely close to shopping centers like Frandor and near to esthetic beautification like the country clubs or the river. He feels that single family here would be a mistake, as the people would not want to take care of this large a back yard. There would be very little use of the Grand River with one family as compared to the apartment concept.

Mr. Fine presented three variations of site plans, and stated that he did not feel any one of the plans will harm the surrounding area. He stated further that he realizes the board has a number of criteria for "D-M," but seldom do they find all the criteria met in one location. They have considered the location to the river, Grand River goes to Delta, and no grade school problem as there will be no people with school age children.

Mr. Houston asked the rental range and was advised it would be up to \$190 and \$200 per month.

Mr. Siebert asked about the houses on the aerial, and Mr. Fine told him that these were model homes.

Mr. Russell Lawler was in the audience and advised that he lived 500 to 600 ft. west of the concept. Tecumseh River dead ends at the Burns farm. He has talked to several people in the area and feels that they would bitterly oppose the connection of Tecumseh River Drive and Tecumseh River Road. He has no objections to the project but knows that there will be objections if the roads will be connected.

Mr. Fine further advised that both he and the Burns' had dedicated land to the city for the road. He asked the board to take into consideration the economic standpoint.

Mr. Manz asked if this property is above the flood plain and Mr. Fine replied that they would not build below the 1948 flood stage and the property is deed restricted to this effect.

Matter was referred to the Zoning Committee.

Z-192-65

Mr. Russell Lawler, attorney, appeared for Karl A. and Mary L. Vary in behalf of their petition to rezone the property at approximately 6300 S. Pennsylvania Avenue on W. side just N. of interchange described:

All that part of N.W. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of Sec. 10, T3N, R2W, described as follows:

Comm. at a point on the W. line of Pennsylvania Ave., 708.25 ft. S. of the N. section line; thence S. along said W. line of Pennsylvania Ave. to a point 1733 ft. N. of S. $\frac{1}{2}$ post of the N.W. $\frac{2}{4}$ of Sec. 10, T3N, R2W; Thence, W. 435.6 ft.; thence N. parallel with the W. line of Pennsylvania Ave., to a point due W. of the place of beginning; thence E. to the place of beginning.

from "A" one family to "F" commercial district and reported that this property is completely surrounded by commercial. The reason for this being in the "A" was that all this property was zoned residential when it came into the city. Since that time some rezoning has taken place. Mr. Vary purchased this property having in mind he would establish his business. He then heard rumors of I-96 coming through. It is felt that this type of development would be good near a ramp. He has purchased additional property as I-96 took all his property except 200 ft. The ramp comes up to his property. Mr. Vary was contacted by the golf course people to come in with them to have this zoned for commercial. They now have plans it can be joined in use with the other complex.

Matter was referred to the Zoning Committee.

Z-194-65

No one appeared in behalf of the petition to rezone the property at the vacant lot corner of W. Lenawee and S. Butler Streets described as:

E. 70 ft. Lot 1, Block 8, Bush-Butler and Sparrow's Addition

from "C" two family to "F" commercial district.

Z-195-65

No one appeared in behalf of the petition to rezone the property in the 5300 Blk. S. Logan Street from "A" one family residential to "D-1" district.

Matter was referred to the Zoning Committee.

Z-196-65

Mr. George T. Belon appeared in behalf of the petition to rezone the property at 716 E. Mt. Hope Avenue from "C" two family to "D-1" professional offices district. Mr. Belon stated that he is president of the Belon Real Estate Company, and would like to put his office on this property. The office is small, with only three sales people. They can provide off-street parking using the extra lot. They propose to leave the residence as it is, only want to change a window, to put a fence up, to improve the exterior and remodel the interior. By putting this property "D-1" it would not take away or detract from the neighborhood. Since the Mt. Hope widening, it would not interfere with the traffic. The entrance would be from Lyons Avenue. He told the board the land use of the surrounding area. They will put no signs on the property other than those that will conform with the code, there will

be no illumination. The office is open from 8:30 to 5:30 unless there is an evening closing.

Mr. Siebert asked if the present structure remains, what improvements will be made and Mr. Belon replied that there will be no parking in the front. Bushes will be removed, and replaced with a white fence. He will have approximately 20 parking spaces, and will be blacktopped and screened.

Matter was referred to the Zoning Committee.

Z-197-65

Mr. Hannibal S. Abood, appeared in behalf of the petition to rezone the property at 215 N. Walnut Street from "D-M" multiple dwelling district to "D-1" professional district and advised he is part owner of the property. He presented a picture. The present building was constructed in 1930 as a professional office building. He intends to purchase this building, to put his real estate office into it and rent the rest for professional office use. It has about 20 parking places. The exterior of the building will remain the same, but the interior will be remodeled.

Mr. Siebert asked about the entrance and was advised the size of the building is 3200 sq. ft. with approximately 1600 ft. per floor.

Mr. Black asked with the building constructed that long ago, how did it get that zoning classification and was advised that in 1930 the building was in the Capitol Development Area with limited zoning. It was amended in 1942.

Matter was referred to the Zoning Committee.

d. Citizens seeking information or desiring to present matters for next Board meeting.

Mr. Ted Haskell of the Parks Department and representing Mr. Rowland Stebbins of the Mayor's River Improvement Committee appeared and advised that there is no Master Plan for river development. Surveys have revealed cases where erosion can be caused by fill and building.

Mr. Fink asked who had jurisdiction, if the land was owned by the city, and Mr. Haskell stated that the State retains use of all rights of water. The City has tried to acquire easements. Many subdividers have provided for public access. Their group have a slide-talk that shows the situation of the rivers in Lansing and as the city is part of the entire Grand River Basin. They have been gathering information for two years. Will be glad to share this information.

Mrs. Bretz asked what could be done when the flood areas are started to be filled and Mr. Haskell advised that the city has little control. They do have control to stop putting fill in the river itself, but don't think there is any existing control over the filling into the flood plain.

BUSINESS SESSION

Motion by Black, seconded by Houston that the minutes of September 8 and October 5 be approved if the following corrections are made on the October 5 minutes:

Meeting adjourned at 12:20 A.M.

on the third page from the end on the resolution, next to the last paragraph, first word 9 line, the word "That" should be deleted.

On the top of Page 32, the motion was that the resolution be forwarded to the board members and taken up at the next meeting.

Motion by Black, seconded by Heino that the rules of procedure be suspended so that the resolution might be considered prior to the approval of any rezoning applications.

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Motion by Black, seconded by Manz that the resolution as presented to the board be approved.

Mr. Houston questioned the reference to the building inspector and wondered if the Planning Board should make this type of recommendation.

The secretary read Section 36-13 of the Zoning Ordinance.

Mr. Houston then asked if the Planning Board has the power to ask the Building Inspector to comply with this resolution.

Mr. Black stated the request is for council to request the Building Inspector to carry out the resolution.

Some discussion was held on the legality of the Board's action.

Mr. Black stated that he has based his resolution where petitioners on previous rezonings had not complied with the screening requirements, and on talking with the Building Inspector, there seems to be some variance of opinions with the City Attorneys as to whether or not this was enforceable.

Motion by Houston, seconded by Heino that the resolution be amended as follows:

WHEREAS, persons who are granted changes in the zoning of their property usually receive added value and/or income as a result of such rezoning, and

WHEREAS, there is a possibility that certain rezonings say occasionally have at least a temporarily adverse effect on the use and/or occupancy of adjacent properties, and

WHEREAS, in such instances the Planning Board and the City Council endeavor to protect the neighbors' interests by specifying, when it seems necessary, that the petitioner shall provide for properly located on-site parking facilities, for specific types of floodlighting, and for a proper screening of adjacent properties by planting or fencing or both as a condition for the approval of the request, and

WHEREAS, failure to properly enforce such requirements defeats the intent of the Planning Board and the City Council in that it permits the petitioner to enjoy the added use of his property without properly safeguarding his neighbors, and

WHEREAS, there have been many such instances in the past, due primarily to conflicting opinions as the enforceability of such supplementary requirements, and,

WHEREAS, in the granting of rezoning requests the City has an obligation to effectively protect the neighbors who may otherwise be damaged by the petitioner's failure to provide the safeguards recommended,

NOW, THEREFORE, BE IT RESOLVED, that all future rezoning recommendations of the Planning Board which contain provisions for specific off-street parking requirements and/or for floodlighting or for the screening of adjacent properties by fencing or planting or both as a condition for the granting of the petitioner's request, contain the words, "and that the City Building Inspector be directed not to issue a building permit for the principal improvement to the rezoned property unless the site plan which is filed with the application for the permit indicated the properly located off-street parking and/or the floodlighting, fencing, planting, or other screening as recommended by the Planning Board, and that the City Council be requested to direct the City Building Inspector not to issue an occupancy permit for said principal improvement until the parking facilities, floodlighting, screening, plantings and/or fencing have been completed," and

BE IT FURTHER RESOLVED that provisions for this effective means of enforcement be incorporated in the text of the new Zoning Ordinance now being made ready for transmittal to the City Council.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Motion by Houston, seconded by Bretz that the minutes be approved as amended.

Motion carried by unanimous vote.

Recess: 8:25 to 9:22 P.M.

ZONING COMMITTEE

Z-147-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Action Realty Co. to rezone a parcel in the 2300 block of East Kalamazoo described as:

Lots, 34, 35, 36 Snyders Subdivision,
City of Lansing

from "B" one family district to "F-1" commercial district be denied.

The granting of this request could lead to further request of a commercial nature which would be detrimental to the residential development and the park.

Commercial uses adjacent to residential uses is detrimental to both.

Residential areas should be protected against the encroachment of commercial uses.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-153-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by J. C. and Marvel Walters to rezone a parcel at 621 and 623 W. Allegan Street from "D" apartment district to "D-1" professional office district be denied.

The area requested for rezoning is within the primary governmental expansion area as designated by the Master Plan and the Central City Plan.

Within four blocks of this site, in an area bounded by Kalamazoo, Hillsdale, Chestnut and Capitol Avenue is a four block area with the type of zoning requested by the petitioner.

The present zoning allows a reasonable use of the land compatible with the surrounding development and zoning.

Mr. Manz stated that he would not object to this being "D-1" professional offices district.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Siebert—6.

Nays: Manz—1.

Z-154-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by John L. Cote, attorney for Fred and Bernita Smalley to rezone a parcel at 807 Cleveland Avenue from "B" one family district to "G" business district be denied.

Extending the zoning as requested would tend to open the residential area along Cleveland for future rezoning requests.

This rezoning would be a further encroachment into the residential neighborhood which would be detrimental to the residential area and not in the best interest of the abutting property owners or the community.

The height limitation that is allowed in the "G" business district would be out of character with other structures in the area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—6.

Nays: None.

Z-155-65

Motion by Bretz, seconded by Siebert that the recommendation on the petition by Ronald Musser to rezone a parcel at 4903 N. Grand River Avenue from "A" one family residence to "F" commercial district be tabled until the next regular scheduled meeting for clarification regarding the sanitation conditions of the uses on the site.

Motion carried by unanimous vote.

Z-161-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Carl L. Reagh, attorney for Sam F. Bofysil, Carl R. and Joy A. McAlvey, Lucille R. Grendon and Ellen D. Whitehead to rezone a parcel in the 5600 block of South Logan Street described as:

Com. cen. Sec. 5 thence N. 88° 46' W. 138.81 ft. N. 38° 57' W. 91.06 ft. to point of beginning on E'ly R/W line M-99, thence S. 38° 57' E. 167.5 ft. S. 46° 58' W. 177.9 ft. N. 43° 19' W. 163.8 ft. to E'ly R/W line, N. 46° 03' E. 190.5 ft. to beginning.

Com. cen. Sec. 5, thence N. 88° 46' W. 266.69 ft. S. 46° 03' W. 92.93 ft. to point of beginning on E'ly R/W line M-99, thence S. 46° 3' W. 157.5 ft. S. 43° 57' E. 165 ft. N. 46° 3' E. 155.7 ft. N. 43° 19' W. 165 ft. to beginning. Com cen Sec. 5, thence N. 88° 46' W. 266.69 ft. S. 46° 3' W. 541.93 ft. to point of beginning on E'ly R/W line M-99, thence N. 46° 3' E. 132 ft. S. 43° 57' E. 165 ft. S. 46° 3' W. 132 ft. N. 43° 57' W. 165 ft. to beginning.

Com. S. cor. Lot 91 Yorkshire Park Subd. No. 2, thence N. 43° W. 114.71 ft. N. 45° 55' E. 13 ft. N. 43° W. 35 ft. N. 43° 57' W. 165 ft. to E'ly R/W line M-99, S. 46° 3' W. 159.5 ft. S. 43° 57' E. 165 ft. S. 46° 3' W. 132 ft. N. 43° 57' W. 165 ft. to E'ly R/W line M-99, SW'ly along said R/W to int'n. N. line Hughes Rd. S. 42° 36' E. 271 ft. S. 44° 28' E. 32.15 ft. to int'n. N'ly line Taffy Parkway, N. 46° 12' E. 666.2 ft. to beginning.

Com. N. cor. Lot 28 Yorkshire Park Subd. No. 1, thence N. 42° 36' W. 271 ft. S. 45° 53' W. to N'ly line Valleau City S. 43° 46' E. to W. cor. Lot 28 Yorkshire Park Subd No. 1 N. 45° 53' E. 145.25 ft. to beginning.

from "A" one family district to "F" commercial district be denied.

The Master Land Use Plan indicates this area as residential.

This rezoning would extend strip commercial along Logan Street.

The widening of Logan Street with the intention of carrying high volumes of traffic will be nullified if strip commercial development is allowed to continue.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-162-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by Joseph Ferris to rezone a parcel at 3127 Turner Street described as:

Lot 2 and 3 of Ideal Homes Sites, City of Lansing,

from "A" one family district to "F" commercial and "J" parking district be granted.

The Planning Board further recommends that the

East 100 ft. of Lot 3,

be rezoned from "A" one family to "F" commercial and the

Balance of Lot 3 and all of Lot 2 be zoned from "A" one family to "J" parking.

Screening on the South and West lines of the "J" parking to consist of one of the following:

1. A 3 ft. high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height.
2. A 5 ft. high cyclone type fence with interwoven slats.
3. A 5 ft. high redwood or cedar louvered fence with boards running perpendicular to the ground.

except for the established residential set-backs on Turner and Carrier Streets.

Also low evergreen plantings be provided along the set-back lines and along the street frontage except at ingress and egress points.

Lighting of a minimum of 2/10 lumens light per sq. ft. so directed on the parking area as not to affect adjacent properties or passing motorists.

Mr. Black asked if it would be routine that the supplementary items in his resolution would be included.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-167-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by J. B. Grammatico to rezone a parcel at the 1300 block of North Grand River described as:

Lot 8, except the S. 149.0 feet thereof; the W. $\frac{1}{2}$ of Lot 7, except the S. 143.7 feet thereof; and the W. $\frac{1}{2}$ of the E. $\frac{1}{2}$ of Lot, except the S. 172.0 feet thereof; all on Block 24 Original plat of City of Lansing, Ingham County, Michigan

from "E-1" drive-in district to "D-M" multiple dwelling district be denied and further recommends the property owners consider developing a Community Unit Plan, with the following stipulations:

1. Maintain a density of 12 units per acre.
2. The structure or structures be located to the south of the parcel, with adequate front, side and rear yards.
3. That off-street parking be provided at a minimum of 1.5 parking spaces per unit.

4. That the necessary detailed drawings be submitted to the Planning Department ten (10) days prior to the required public hearing.

Mr. Manz asked about the increase in density from 12 to 20.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-168-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Nora Rashid to rezone a parcel in the 5200 block of Bogart Street described as:

The W. 130 ft. of Lots 41, 42, and 43 of Supervisors Plat of Prosperity Farms. All of Lot 40 except the E. 100 ft. the easterly 50 ft. of Lots 11 and 12, all being a part of Supervisors Plat of Prosperity Farms, a subdivision of the N.E. $\frac{1}{4}$ of Section 5, T3N, R2W, Delhi, Township, Ingham County, Michigan

from "A" one family district to "J" parking district be granted except that the

West 100 ft. of the E. 200 ft. of Lot 40

remain in its present zoning classification and that the

Westerly 50 ft. of Lots 13, 14, 15, lying parallel to Logan Street

be rezoned from "A" one family to "J" parking, and the

Balance of Lots 13, 14, 15, of Supervisors Plat of Prosperity Farms

be rezoned from "A" one family to "F" commercial.

Also the

Easterly 150 ft. of lots 16 and 17 and the entire lot 44 of Supervisors Plat of Prosperity Farms

be rezoned from "A" one family to "J" parking.

One of the following types of screening to be provided along the "J" parking district where it abuts a residential district or use:

1. 3 ft. high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height.
2. 5 ft. high cyclone type fence with interwoven slats.

3. A redwood or cedar louvered fence with boards running perpendicular to the ground.

Low evergreen plantings be provided along the frontage of Ferly Street except at ingress or egress points.

Lighting to be provided on the parking area at a minimum of 2/10 lumens per sq. ft. so directed as not to affect adjacent properties or passing motorists.

The growth of the city and greater interest in recreation facilities demand expansion of this type of facility.

Because of the established use of the property and the other commercial uses in the area, it would be unreasonable to withhold the entire rezoning request.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-169-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Mid-State Builders, Inc. to rezone a parcel at 327-333 South Walnut Street from "D" apartment district to "G" business district be denied as filed and that the property be zoned "D-1" professional offices district.

The type of zoning requested is not compatible with the surrounding areas.

The "G" business district allows 100% land coverage and a height of 120 feet without any off-street parking requirements. The State government and the Auto-Owners Insurance both provide parking which is now critical and will be more so in the future. The Lewis Cass building maintains a setback in excess of 40 feet. Development adjacent to the Capitol Complex should maintain reasonable minimums.

Overcrowding of land without adequate, private and public open space is not in the best interest of the community or the capital city.

Intensive uses of the "G" business district are and should be confined to the Central Business District.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-170-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council

that the petition by Antonio Spagnuolo to rezone a parcel in the 2000 block of Wood Street described as:

Lot No. 2 Bancroft Hills

from "A" one family district to "C" two family district be granted.

This rezoning would help provide a diversity of dwelling units within the area.

This would provide a transition zone between Wood Street and the single family dwelling units to the east.

The Master Land Use Plan has indicated this area to be a density of 4-10 dwelling units per net acre. This rezoning would conform with these standards.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-171-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by Mrs. M. L. Nunk to rezone a parcel at 915 North Capitol Avenue from "D-M" multiple dwelling district to "D-1" professional office district be denied.

Districts and buildings which have in-harmonious residential and non-residential mixed, is detrimental to both.

The size of this parcel is not conducive to orderly development.

"D-M" multiple zoning allows reasonable use of the land.

The change of zoning would tend to open the way for more requests of this nature.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

X-172-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by J. B. Grammatico to rezone a parcel at 117 South Fairview Street from "B" one family district to "D-M" multiple district be denied as filed and the property be zoned "C" two family. This would be in keeping with the density as proposed on the Master Land Use Plan, and provides a transition zone between the commercial and single family residential.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-173-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that by Laurence J. Danford to rezone a parcel at 805-811 W. Holmes Road described as:

Lot No. 62, 63, 64 of Supervisors Plat of Burchfield Subdivision, City of Lansing

from "A" one family district to "F" commercial district be denied.

The Planning Board further recommends that the

East 60 ft. of the West 85 ft. of the North 70 ft. of the property

be rezoned from "A" one family to "F" commercial, and that the

balance of the property

be rezoned from "A" one family to "J" parking.

Screening to consist of one of the following along the south line of the "J" parking area:

1. A 3 ft. high cyclone type fence, with dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. in height.
2. A 5 ft. high cyclone type fence with interwoven slats.

except for the established residential setback on Burchfield Drive.

Also that low evergreen plantings be provided along the south line within the residential set-back and along the east line of the "J" parking, except at ingress and egress points.

Lighting to be provided on the parking area at a minimum of 2/10 lumens per sq. ft. so directed as not to affect adjacent properties or passing motorists.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-175-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council

that the petition by industrial Welding, Inc. to rezone a parcel at 2200 Olds Avenue from "H" light industrial and "J" parking to "H" light industrial be granted.

The Master Land Use Plan indicates this area as industrial.

The existing "J" parking zone adjacent to the industrial site does not really provide adequate parking without over crowding and limits any possible expansion for a growing industry.

The owners have recently improved the property south of Olds Avenue for employer parking. This area, at present, provides the necessary off-street parking, 98 spaces, with room for expansion to the east.

The area developed in parking on the south side of Olds Avenue is zoned "H" light industrial but carried deed restrictions prohibiting any building other than residential.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Mr. Black, vice-chairman took over the chair as the chairman had an interest in the next zoning case.

Z-177-65

Motion by Bretz, seconded by Heino that no recommendation be made on the zoning petition by Ruth E. Fink to rezone property at 233 Regent Street from "B" one family residence to "C-2" family district.

Motion carried by the following vote:

Yeas: Black, Bretz, Heino, Houston, Manz, Siebert—6.

Nays: None.

Mr. Fink resumed the chair.

Z-178-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Noel Maxam to rezone a parcel at 1021 Belaire Avenue to 5034 Delray Drive from "A" one family district to "D-M" multiple dwelling district be denied as filed and that the property be zoned "C" two family following necessary platting procedures.

The shallow depth of the lots (107.6 ft.) does not lend itself well to multi-family development. The lot depth should be increased.

The density allowed in "D-M" district (1,000) sq. ft. per dwelling is not in harmony with the surrounding zoning, land use, or existing city policy.

Ingress and egress to the off-street parking areas is via Delray Drive and Belaire Avenue, both of which serve low density single-family development.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-179-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Andrew J. Husband to rezone a parcel at 904 Buffalo St. from "B" one family district to "C" two family district be denied.

The area is sub-standard and should be cleared for better overall development of the city.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-180-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by Thayer Winegardner, agent for George M. Foster, Jr. and David G. Chapman to rezone a parcel at 820 North Capitol Avenue from "D-M" multiple dwelling district to "D" apartment district be denied.

"D" zoning allows a density that exceeds that proposed in the Master Land Use Plan.

The existing "D-M" multiple zoning allows a reasonable development of this land at a minimum lot area requirement of 1,000 sq. ft. per dwelling unit.

The existing sewer facilities in this vicinity are inadequate at this time, to sustain a density of development allowed in a "D" apartment district.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-181-65

Motion by Bretz, seconded by Siebert that the recommendation on the petition by

Robert Townsend to rezone property on North East Street between Howe and Paulson described as:

Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 of Elmore M. Hunt Subdivision

from "A" one family to "F" commercial district be tabled until the next scheduled meeting and request plans from the developer.

Motion carried unanimously.

Z-182-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Wolverine Commercial Development Corporation to rezone a parcel at 2621 North Grand River Avenue from "F" commercial to "G-2" wholesale district be granted.

The property was zoned commercial October 27, 1958.

The property is bounded on two sides by major arterials and a railroad.

The majority of uses allowed in "F" commercial are high traffic generators, where as the "G-2" wholesale district allows storage warehousing and wholesale type uses, which the Board believes would be more compatible to the surrounding area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-183-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by H. S. Abood to rezone a parcel at 4539-4515 North Grand River Avenue from "A" one family district to "D-M" multiple dwelling district be granted.

The use proposed is compatible with the existing development on Grand River Avenue and the policy adopted by the Planning Board for this section of Grand River Avenue.

This rezoning falls within the policy criteria for apartment zoning adopted by the Planning Board in April, 1965.

Mr. Black questioned if the frontage weren't quite small for three buildings with a drive and the petitioner stated they will accept one less building rather than hold up the rezoning. It was then suggested that the property be subdivided into three parcels, and after discussion this suggestion was withdrawn.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-184-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Thayer Winegardner, agent for O. W. Mourer to rezone a parcel at 619 South Holmes Street from "B" one family district to "C" two family district be granted.

The granting of this petition would permit the owner to move a two-family dwelling from the proposed R.O.W. of I-496.

There is a non-conforming multiple use on the east side of Holmes Street in this vicinity.

Motion carried by the following vote:

Yeas: Bretz, Fink, Heino, Houston, Manz, Siebert—6.

Nays: Black—1.

Z-185-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Anthony P. Nosal to rezone property at 2233 and 2323 W. Holmes Road from "A" one family district to "F" commercial district be denied.

Platting should precede any zoning or further structural development of the land. Plans for platting of this area for residential uses have been established which include the necessary stub streets for proper access. The Master Land Use Plan indicates this area as residential.

Mr. Houston asked if the petitioner should plat.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-186-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by Dr. R. Drews to rezone a parcel at 836 East Mt. Hope Avenue from "B" one family district to "J" parking district be granted.

The nature of the business for which the off-street parking is to be used, necessitates this expansion.

The Board does not believe that this change will in any way be detrimental to the adjacent properties or the surrounding area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-187-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Michael G. Eyde to rezone a parcel at 1416 Vine Street from "C" two family district to "D-M" multiple dwelling district be denied at this time, and that the area be included in the Capital Improvement Program for redevelopment of the sewers. When this is accomplished a high density zoning could be recommended.

The size in bulk of the structure and density allowed under "D-M" multiple zoning tends to overcrowd the land and reduce light, air, and open space both on the site and adjacent properties.

Mr. Eyde asked if his petition were turned down because of lack of sewers.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-185-65

Motion by Siebert, seconded by Heino that the Policy and Procedure may be suspended, at the request of the petitioner. The petitioner was given a time limit of five minutes.

10:25 P.M.

Mr. Anthony Nosal appeared in behalf of his petition and stated "in reference to the denial, I know it can go to the Council, and as a citizen I don't agree with the Planning Board at this time on the assumption of previous zonings and previous recommendations by this Planning Board. As I did note that, if I am not mistaken, the site committee did recommend to Council that this should be residential and roads planned should be cut into the property from adjacent property and should be left as residential, being that to the east is the shopping center and in essence all I am doing is the same as Logan Center or the same as the development, the commercial development at

Waverly and Holmes Road which I believe is being developed commercial. My plans, I believe, are just as thorough as the proposed shopping center at Waverly and Holmes Road which would be in competition to myself. I think in all fairness that this should be postponed for a week, this vote, and everything considered. In this day and age of discrimination, and so forth, I honestly believe that this report being through my ignorance wasn't the right report, the report might have come out a little different. I know the Planning Board in the past accepts the petitions through Council, or applications for rezoning and then they are submitted to this fine Planning Board, or whichever members are on it at that time. In the past, I have not been here since 1961, so I did not know that your policy of meeting the citizen on the site had changed and I believe that, I don't think it is a pressure action, that you should meet the citizen on the site, it is a good action, possibly I would have had these prints in here before that. There is nothing to hide. I am planning this piecemeal development, because I am financing it, not with urban renewal money, but with private, my private money, and I think, to tell this fine board to deny it on the grounds that they denied it would be discrimination because you have zoned the Logan Center all light industrial and you didn't make them put any roads in it. You have zoned the, this same board, you have recommended the Cedar-Plaza. You didn't want no roads into that, why should I put a road into a development like that. This is only a small six acre tract that will be developed properly, and the proper screening would be put in, but I do believe that this board should reconsider the action. This is not a fair action. I know I have the alternative to go to the Council, I am speaking here because I don't think I have a chance at the Council, on personalities. I think this board should review this and in light of the past, I know a lot of these board members weren't there, but I want to refer again, I did not get cooperation from Mr. Guernsey, that corner of Pierce Road and Logan, it may not be the same board, but it is under the same jurisdiction, you zoned all commercial in a residential area, that was residential. The Council rezoned it, your recommendation might have been different. We have other areas, we have the Logan Center area, we should check that. Recently we had the Southwest corner of Main St. and Logan, I know the Board didn't recommend that all commercial either, but as I understand the man wants to put a gas station there and the Shell Company, if I may be wrong, but you did zone that commercial. I won't take up any more of your time. I believe that the site committee that looked at this, I am not condemning, I am saying that, maybe the Master Plan don't call for it, but where have we gone to update that plan. What are we going to do with Urban Renewal that will not complete that difference. This is private enterprise, no subsidy like, I think very discriminating in a residential area, lets face it. Thank you."

Motion by Houston, seconded by Heino that Mr. Nosal's comments be given consideration.

Motion carried unanimously.

Motion by Houston, seconded by Heino that the matter be referred to the Zoning Committee to the next regular meeting to enable them to review his plans which he presented to the Planning staff.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Z-189-65

Motion by Bretz, seconded by Siebert that the recommendation on the petition by Anna Margaret Sadler to rezone the property at Holmes Road (1700 block) described as:

Com. 660 ft. E. of N. $\frac{1}{4}$ post of N.W. $\frac{1}{4}$ Section 32, thence S. 1320 ft. to E. and W. $\frac{1}{4}$ line of N.W. $\frac{1}{4}$, E. 132 ft., N. 1159 ft. to point 161 ft. S. of N. Section line, W. 102.4 ft. N. 161 ft., W. 30 ft. to beg.; Section 32, T4N, R2W

Com 630.4 ft. E. of N. $\frac{1}{4}$ post of N.W. $\frac{1}{4}$ Section 32, thence S. 158 ft., W. 4 ft., S. 170 ft., W. 102 ft. S. 992 ft. to E. and W. $\frac{1}{4}$ line of N.W. $\frac{1}{4}$, E. 132 ft. N. 1320 ft. to N. section line, W. 30 ft. to beg.; Section 32, T4N, R2W

from "A" one family to "D" apartment district be tabled until the next regular meeting.

Motion carried by unanimous vote.

Z-190-65

Motion by Bretz, seconded by Siebert that the recommendation on the petition by Ray S. and Virginia B. Disbrow to rezone vacant property in the 6500 block of South Pennsylvania Avenue described as:

E. 197.75 ft. of W. 255.5 ft. of N. 724 ft. of S. 1023 ft. of E. $\frac{1}{2}$ of N.W. $\frac{1}{4}$ exc. com. int'n line S. 1023 ft. and E. line Pennsylvania Ave., thence S. 152 ft. E. 40.25 ft. N. 155 ft. to point 85 ft. E. of beg. W. to beg. Sec. 10, T3N, R2W

from "A" one family to "G-2" warehouse district be tabled to the next regular scheduled meeting.

Motion carried unanimously.

Z-191-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by William J. Warner to rezone a parcel at 1320 East Miller Road from "A" one family district to "C" two family and "D-M" multiple dwelling district be denied.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

Motion by Houston, seconded by Bretz that the Rules of Procedure be suspended so that two zoning cases could be considered at this time.

Z-163-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by William H. Forgrave, President of Miracle Mile, Incorporated to rezone a parcel from "J" parking to "G-2" wholesale district be denied and the property be left in its present zoning classification.

Beginning at the S.W. corner of Lot 80 of Supervisor's Plat No. 3, Delhi Township, Ingham County, Michigan, thence S. 00° 32' 10" E. 1410.22 ft.; thence N. 89° 57' 20" W. 10.78 ft.; thence S. 00° 32' 10" E. 91.53 ft.; thence S. 89° 57' 20" E. 156.78 ft. to the W. line of Midway Plaza; thence N. 00° 17' W. 1502.28 ft. on the W. line of Midway Plaza and Midway Plaza No. 1 to the S. line of said Supervisor's Plat No. 3; thence N. 89° 46' 50" W. 152.27 ft. to the point of beg. being lots 28 through 40 inclusive of proposed of Richfield Park

from "A" one family to "G-2" wholesale be denied as filed and recommend that the property be rezoned to "D-M" multiple family district deed restricted to a minimum of 2,000 sq. ft. per family dwelling.

Beg. at the S.E. corner of Lot 78 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan thence S. 00° 32' 10" E. 1196.05 ft.; thence S. 89° 27' 50" W. 169.23 ft.; thence N. 00° 32' 10" W. 1198.25 ft. to the S. line of said Supervisor's Plat No. 3 thence S. 89° 46' 50" E. 169.23 ft. to the point of beg. being lots 16 through 27 inclusive of proposed Plat of Richfield Park

Also beg. 1254.39 ft. S. 00° 32' 10" E. of the S.W. corner of lot 80 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan, thence S. 00° 32' 10" E. 155.83 ft.; thence N. 89° 57' 20" W. 177.78 ft.; thence N. 00° 32' 10" W. 153.98 ft.; thence N.

89° 27' 50" E. 177.78 ft. to the point of beg. being lot 41 of the proposed Plat of Richfield Park

from "A" one family to "D-M" multiple dwelling district be granted deed restricted to a minimum of 2,000 sq. ft. per dwelling.

Beg. 2.23 ft. N. 89° 46' 50" W. of the S.E. corner of lot 73 of Supervisor's Plat No. 3 of Delhi Township, Ingham County, Michigan, being the intersection of the E. line of Orchard St. and the S. line of said Supervisor's Plat No. 3; thence S. 00° 32' 10" E. 1200.00 ft. on the E. line of Orchard St.; thence N. 89° 27' 50" E. 130.0 ft.; thence N. 00° 32' 10" W. 198.29 ft. to the S. line of said Supervisor's Plat No. 3; thence N. 89° 46' 50" W. 130.0 ft. to the point of beg. being lots 1 through 15 inclusive of proposed Plat of Richfield Park.

Also beg. 560.5 ft. S. 89° 57' 20" E. of the S.W. corner of Section 3, T3N, R2W, thence N. 00° 32' 10" W. 238.0 ft.; thence N. 89° 57' 20" W. 82.0 ft.; thence N. 00° 32' 10" W. 467.67 ft.; thence N. 89° 27' 50" E. 181.5 ft.; thence S. 00° 32' 10" E. 707.51 ft.; thence N. 89° 57' 20" W. 99.5 ft. to the point of beg. being lots 42 through 48 inclusive of proposed plat of Richfield Park

from "A" one family to "C" two family residence district be granted.

At the present time the "J" parking and "G-2" wholesale existing west of Pennsylvania is vacant. Due to this fact, and in that further extension of "G-2" zoning to the west would place incompatible land uses fronting on Richwood Street and would put commercial traffic on a residential street, the Board would not recommend this zoning be changed.

"D-M" multiple zoning with a minimum of 2,000 sq. ft. per dwelling unit would be a reasonable buffer between the existing "J" parking and "G-2" wholesale and the "C" two family district, located west of Richwood Avenue.

The petitioner has agreed to deed restrict the density of the "D-M" multiple to 2,000 sq. ft. minimum per unit.

Motion carried by the following vote:

Yeas: Black, Bretz, Heino, Houston, Manz, Siebert—6.

Nays: None.

Z-164-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Don C. Morton to re-

zone a parcel from "A" one family and "C" two family to "G-2" wholesale, "D-M" multiple dwelling and "C" two family district be denied as filed and the petitioner dedicate

Lots 83 and 114 of Supervisor's Plat No. 3, City of Lansing

lying between Fred and Louisa St. for street purposes and

Lot No. 79 of Supervisor's Plat No. 3, City of Lansing

be included on the proposed plat of Richfield Park, as the extension of Richwood Avenue.

The Planning Board further recommends that the zoning request proceed in the following manner:

1. That Lots 74 through 78 and Lot 80

be rezoned from "A" one family to "D-M" multiple and

Lots 81, 82, 84, and 85

be rezoned from "C" two family to "D-M" multiple

Lots 86 through 91

be rezoned from "A" one family to "D-M" multiple with a deed restriction that there be a minimum of 2,000 sq. ft. of lot area per dwelling unit.

2. That Lots 106 through 111

be rezoned from "A" one family to "C" two family.

3. That Lots 71, 72, 92, 93, 104, 105, 112, 113, 119, 120, and 123

remain in their present zoning classification.

All property being a part of Supervisors Plat No. 3 City of Lansing, Delhi Township, Ingham County, Michigan.

The request for "G-2" wholesale on Lots 80, 81, and 82 would place commercial zoning opposite residential uses which would be detrimental to both. The creation of multiple units on Fred Street would be harmful to the existing single family development. The rezoning recommended by the board would allow a reasonable transition between the "G-2" wholesale on the west side of Pennsylvania Avenue and the "A" one family on Fred Street and west of Orchard Street.

Motion carried by the following vote:

Yeas: Black, Bretz, Heino, Houston, Manz, Siebert—6.

Nays: Fink—1.

ZONING FEES

Referred to the Zoning Committee.

STREETS COMMITTEE

S-18-65

Motion by Houston, seconded by Bretz that the Final Plat of Village Green Sub-division be approved subject to:

The posting of financial security in the amount of:

\$104,000.00 for Storm and Sanitary Sewers
9,500.00 for Surfacing

\$113,500.00 TOTAL

All utilities be approved in accordance with the requirements of the Board of Water and Light and Public Service Department.

Prior to the signing and affixing of the Municipal Seal.

Motion carried by the following vote:

Yeas: Black, Bretz, Heino, Houston, Manz, Siebert—6.

Nays: None.

S-20-65

Motion by Houston, seconded by Manz that the Public Hearing on the Preliminary Plat of Delray Park No. 2 be held on Tuesday, November 23, 1965 at 7:30 P.M. in Court Room No. 1 of City Hall.

Motion carried by unanimous vote.

S-22-65

Motion by Houston, seconded by Manz, that the public hearing on the preliminary plat of Sunset Hills No. 5 be held on Tuesday, November 23, 1965 at 7:30 P.M. in Court Room No. 1 of City Hall.

Motion carried unanimously.

S-23-65

Motion by Houston, seconded by Manz, that a public hearing on the preliminary plat of McMahon Replat be held on Tuesday, November 23, 1965 at 7:30 P.M. in Court Room No. 1, of City Hall.

Motion carried by unanimous vote.

BUILDINGS AND PROPERTIES

BP-14-65

Motion by Manz, seconded by Black that a recommendation concerning the request of Ivan and Sarah J. Sleeper for the vacation of property east of 612 E. Jolly Road be tabled for thirty days for additional information.

Motion carried by unanimous vote.

BP-20-65

Motion by Manz, seconded by Black that the Board consider the letter from Methodist Union of Greater Lansing asking that a parcel in the 4600 block of S. Pennsylvania described as:

The North 50 ft., except the West 30 ft. thereof, of property described as commencing 912.8 ft. South of the intersection of Pennsylvania Ave. and South line of Cavanaugh Rd., (at the intersection of the North line of Julia St. if extended), thence South 250 ft., thence West 326.67 ft. to the center of proposed street, thence North 250 ft. to North line of Julia St. (if extended), thence East to beginning. (to be used as public street only)

be quit-claimed back to them as the City has no present plans for developing same.

The Planning Board recommends that the request be granted. The Board further recommends that steps be taken to rezone the property to the north and south of this property as delineated on the sketch. The Board believes that this zoning would be more compatible with the surrounding area.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

BP-21-65

Motion by Manz, seconded by Houston that the request for special permit under Section 36-42 of the Lansing Zoning Code submitted by the Lansing Public Schools to allow them to erect an Educational Administration Center on the site of Everett High School, 3900 Stabler Street, was considered.

The Planning Board recommends that the request be granted subject to the following conditions:

1. The proposed location of the building and parking area be as essentially as shown on the plans submitted.

2. That the square footage of office area and size of the proposed building be essentially as shown on the plans submitted.
3. That screening of dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. be provided along the parking area adjacent to the residential uses.
4. That lighting not less than 2/10 lumens per sq. ft. be provided on the parking area so directed so as not to affect adjacent properties.
5. Parking requirements be the same as required under "D-1" professional offices district.
6. Final clearance from the Public Service Department regarding the storm and sanitary sewers.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—7.

Nays: None.

URBAN RENEWAL

Mr. Reynolds, chairman of the committee, not being present, the Secretary reported that we have bids in on the first part of the renewal project and they will be analyzed during the next 90 days. The renewal committee, or board makes its findings and reports them to the City Council for a public record. The director will sit together with the Planning consultant and the staff of the Redevelopment Department in making and formulating the recommendation to their Redevelopment Board as to the bids.

On the second project application is presently before City Council awaiting approval, it is my understanding that they may consider this next Monday. The preliminary application is in Chicago at the present time being reviewed.

ORDINANCE

Mr. Black reported that the next meeting with Villican-Leman and Associates will be Wednesday, November 10, 1965. The City Attorney will also be attending this meeting in Southfield, which is being held to consider suggestions made by the staff and the Ordinance Committee on the new Zoning Ordinance.

Meetings with citizens groups will be scheduled after that time.

The Chairman asked if any members could attend the meeting, and if so, the secretary should be notified.

CAPITAL IMPROVEMENTS

Mr. Heino reported that his C.I.P. committee is working on next years budget. The Mayor's Technical Committee have met three times and the Mayor's Executive Assistant and Planning staff will review

with each department the preparation of their program. Their proposed budgets are due November 16, 1965. At that time the Technical Committee of the Mayor will review all requests and submit them to the Planning Board. The Board will then complete the report recommendations.

EXECUTIVE COMMITTEE

The letter written to Miss Lucile Belen, Chairman of the Zoning Committee of Council, on ways to better serve the council was discussed by the Board.

PLANNING DIRECTOR

The Secretary reported that there had been three meetings on the comprehensive Community Center Study, with Mr. Wyman of the Community Chest, Mrs. Black of the poverty program, Mr. Hayden of the Parks and Recreation Department, the staff of the Community Renewal Program, on sites for community center, discussions included possible funds for buildings and programs. The Council and Board of Education are interested in an over-all community study to recommend locations and approach these developments.

The Secretary further reported that there has been poor response to the advertisements for the Assistant Planning Director, in the last one and one half months. It was believed that the salary might be the reason for the slow response.

Matter was referred to the Executive and Finance Committee.

MISC-3-65

Motion by Houston, seconded by Bretz that the Planning Board concur with the recommendation of the Police Department that a recommendation be sent to the Board of Education that an elementary school be named for the late Lt. Herbert McCourt.

Some discussion was held on the present policy of the Board of Education naming streets and school the same.

The Chairman then stated that he would leave it to the Streets Committee to see that the next street going to an elementary school would be named McCourt.

The Chairman then asked for the vote that a letter should be forwarded as per the motion.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Siebert—6.

Nays: None.

Meeting adjourned at 11:35 P.M.

RAYMOND C. GUERNSEY,
Secretary.

B

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, November 23, 1965

November 23, 1965

Court Room 1, City Hall

7:30 P.M.

Meeting was called to order at 7:30 p.m. by Chairman Russell Fink.

Notification of this special meeting has been sent to the news media.

Present were: Black, Bretz, Fink, Heino, Houston and Manz.

Absent: Reynolds and Siebert.

Z-200-65

Community Unit Plan submitted by Bert L. Smokler and Co. for property located at Miller and Haag Road.

Motion by Houston, seconded by Heino, that a Public Hearing be set for this Community Unit Plan for Tuesday, December 21st, 1965, at 7:30 p.m. in Court Room No. 1 at City Hall.

Motion carried by unanimous vote.

Z-199-65

Community Unit Plan submitted by Karl Kessler for property located in the 1400 and 1500 blk. of Marquette Street.

Motion by Houston, seconded by Heino, that a Public Hearing be set for this Community Unit Plan on Tuesday, December 21st, 1965, at 7:30 p.m. in Court Room No. 1 of City Hall.

Motion carried by unanimous vote.

Z-118-65

Community Unit Plan submitted by George F. Eyde for property located south of the Grand River and east of Waverly Road.

Motion by Houston, seconded by Heino, that a Public Hearing be set for this Com-

munity Unit Plan on Tuesday, December 21st, 1965, at 7:30 p.m. in Court Room No. 1 of City Hall.

Motion carried by unanimous vote.

STREETS COMMITTEE

S-22-65

The developer was not present for the preliminary hearing on the plat of Sunset Hills No. 5.

Mr. John W. Houston, Sr., Chairman of the Streets Committee, gave an analysis of the factors involved.

Mr. Fink asked the size of the smallest lot and was advised that it would be 90 by 125 feet.

Motion by Houston, seconded by Manz, that the preliminary plat of Sunset Hills No. 5 be approved subject to the following conditions:

1. Final Plat to be developed with public improvements as required by the Michigan State Plat Act and Lansing Subdivision Regulations.
2. Lots number 170 through 175 to be changed to read:
"179 through 184" on the final plat.
3. Approval of the preliminary plat is effective for a maximum period of twelve months.

There were no objections from the audience.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston and Manz—6.

Nays: None.

S-23-65

The developer was present for the preliminary hearing on the plat of (McMahon Replat) Doll House Village.

Mr. Houston gave an analysis of the factors involved.

Motion by Houston, seconded by Bretz, that both the preliminary and final plat of Doll House Village be approved subject to the following conditions:

1. The posting of financial security in the amount of:

\$360.00 for Sanitary Sewers.

2. All utilities be installed in accordance with the requirements of the Board of Water and Light and Public Service Department.

prior to the signing and affixing of the Municipal Seal.

Mr. Oscar J. Karl asked if these were to be individual lots and was told they would be single family units of moderate price.

There were no objections from the audience.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston and Manz—6.

Nays: None.

S-24-65

Motion by Houston, seconded by Manz, that the final plat of Kimberly Downs No. 3 be approved subject to:

1. A temporary turn around, either a cul-de-sac or a "T" be provided at the North end of Kingswood Drive.
2. The posting of financial security in the amount of:

\$18,396.00 for Storm and Sanitary Sewers

3,111.00 for Surfacing

\$21,507.00 TOTAL

3. All utilities be installed in accordance with the requirements of the Board of Water and Light and Public Service Department.

prior to the signing and affixing of the Municipal Seal.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston and Manz—6.

Nays: None.

S-25-65

Motion by Houston, seconded by Heino, that the final plat of Dorchester Circle be

approved upon the correction of the scale on the hardbacks and the posting of financial guarantees:

1. The posting of financial security in the amount of:

\$13,240.00 for Storm and Sanitary Sewers

1,050.00 for Surfacing

\$14,290.00 TOTAL

2. All utilities be installed in accordance with the requirements of the Board of Water and Light and Public Service Department.

prior to the signing and affixing of the Municipal Seal.

Mr. Black asked if the prints weren't prepared by a registered surveyor. Mr. Tom Newton, Planner, advised that these were drafting errors, and the final plat will be corrected. The monuments are in place. The scale on the plat did not scale correctly.

The Secretary advised that this was based on the recommendation of the Public Service Department.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston and Manz—6.

Nays: None.

S-12-65

Motion by Houston, seconded by Bretz that the final plat of Lantex Industrial Park be approved subject to:

1. The posting of financial security in the amount of:

\$25,600.00 for Sanitary Sewers

25,400.00 for Storm Sewers

6,475.00 for Gravel

\$57,475.00 TOTAL

2. All utilities be approved in accordance with the requirements of the Board of Water and Light and Public Service Department

prior to the signing and affixing of the Municipal Seal.

Mr. Black asked why the Lots 24 through 27 were to become one lot and the rest were to remain single lots.

The Secretary advised that Lot No. 1 is owned by John Deere. Lots 23 through 27 are now meets and bounds. Access is from Remy Drive which is now a private drive. The rear property is owned by the developer

of the Lantex Plat. The Board had suggested the developer attempt to include these front portions to eliminate the meets and bounds descriptions. The two property owners agreed if kept free and clear of costs. Lots 23 to 27 are to be combined to eliminate the need for sewer and water extension. Later if the owner desires to subdivide, he would have to come before the Council and then would need sewer and water facilities for each lot. The sewers are now adequate to serve Lots 2 through 22.

Mr. Black then asked where the sewers come in, and the Secretary explained the present sewer connection. The sewer comes in from the Northeast side of the plat near Lot 10.

Mr. Manz then asked the present zoning of this property and was advised that it is industrial.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston and Manz—6.

Nays: None.

BUILDINGS AND PROPERTIES

BP-10-65

Motion by Manz, seconded by Black that the Board recommend to City Council that after considering the request of Mr. John Loomis to purchase city property located between Grand River Avenue and Water Street, west of Factory St., known as City Parking Lot No. 10 (1100 Factory St.) that the property be retained by the city.

The Major Street Plan proposes the realignment of Turner St. This realignment is under study. If Turner Street were extended south approximately 50% of the property under consideration would be in the proposed right-of-way.

The Director of Public Services made the following comments:

"We do not believe that it is advisable to dispose of this lot at this time for the following reasons:

We are currently preparing preliminary plans and making an estimate for the extension of Turner St. south to Oakland. If this extension should be ultimately approved, a major portion of the parking lot would be utilized for street purposes.

With parking at a premium in all portions of the city, it does not seem practical to dispose of a parking lot in this area at this time."

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston and Manz—6.

Nays: None.

Revision of Urban Renewal No. 1

The secretary discussed the urban renewal plan for parcel 15. He further advised that

a bid had been received which included a department store, a motel and an office structure. A recommendation relative to land use revisions of the renewal plan, to City Council and the Urban Renewal Board is necessary in accordance with the requirements of Act 285, Public Acts of 1931 as amended. The secretary further explained that cost may be a factor in development inasmuch as the price is \$4.00 per square foot.

Mr. Houston asked if the design on this bid would be binding, and was informed that the design concept is part of the bid requirement and would involve the design as submitted.

Mrs. Bretz asked what would be to the east of this site and was informed it would be used for a public park.

Mr. Black then asked if the property to the north is out for bids. Mr. Black was advised that it was, and other developers have submitted bids.

Mr. Fink asked about parking requirements and was advised that the bidder would lease one or two additional floors of the parking ramp. A bridge would be built from the roof of the department store to the ramp.

Motion by Houston, seconded by Bretz that the Board recommend to City Council and the Urban Redevelopment Board that the redevelopment plan for Urban Renewal Project No. 1 be amended to allow office and motel uses to be developed on this block in addition to and while retaining the development of a department store on parcel 15.

Mr. Houston told of earlier meetings with Vilcan-Leman and Associates, Consultants and the objectives of the Urban Renewal No. 1 and the reasoning behind the department store in this location.

Mr. Manz asked if this would throw this block open for anything other than a department store.

Mr. Fink told of the trends in the East, as he had seen as he traveled there, and felt as they did that the additional structures would bring traffic to the store.

Mr. Black stated that it was hard to envision a major department store on the site and was advised that the proposed office unit would be approximately 17 stories, and 250,000 square feet. The motel proposes over 200 units, and the department store would be approximately 150,000 square feet.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston and Manz—6.

Nays: None.

Meeting adjourned at 8:35 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, December 7, 1965

Meeting was called to order at 7:36 P.M.
by Chairman Russell H. Fink.

Present were: Black, Bretz, Fink, Heino,
Houston, Manz, Reynolds and Siebert—8.

Absent: None.

HEARINGS

Z-198-65

Mr. Kayle G. Doty appeared in behalf of the petition to rezone the property at 2901 S. Cedar St. from "E-1" to "E-2" and stated he petitioned to zone so as to conform to the type of building on the property.

Mr. Fink asked if he wanted to do any remodeling and Mr. Doty said that it used to be that the "E-1" included filling stations. Now he needs the "E-2" classification for an addition on the back for storage. The size is to be 25 x 36 ft.

Mr. Siebert asked if the construction would be on the East and the petitioner replied, "Yes."

Matter was referred to the Zoning Committee.

Z-201-65

Mr. Peter Silbija appeared in behalf of the petition to rezone the property at the Northwest corner of Hazel and Raider described as:

Lot 48 of Raider's Subd.

from "C" two family to "J" parking district and stated he wants parking allowed there. It has been used for this for 25 years. He made an application earlier to put a building on it and was refused. He told of the industrial zoning on all sides.

Mr. Reynolds asked if the lot were not leased, and Mr. Bilbija replied that he had purchased it in 1953 and about 130 cars are parked there.

Mr. Black asked if anyone had protested the use of the lot. Mr. Fink stated that the petition had been filed in the regular channels.

Mr. Bilbija then stated that he had made the application for rezoning. The city had informed him by notice that he cannot use the lot for parking, so he wants to make something on it to pay taxes with. The land is now vacant.

Matter was referred to the Zoning Committee.

Z-202-65

Mr. Jack Born, Attorney, appeared in behalf of the W. K. Brace & Co. and Davison Chemical Division in behalf of the petition to rezone a parcel at 2405 Rheamont Avenue from "B" one family to "J" parking district and presented an aerial photograph of the area. He stated that presently there is an overload during working hours on High Street. Parking here will increase the free flow of more cars and will relieve traffic conditions. This will increase the efficiency and remove parking from the streets.

Mr. Manz asked the use of the lot now and was advised that there was a house on it but it had been torn down. The building had been condemned.

Mr. Black asked if it was owned by Davison Chemical and was informed that it was.

Mr. Siebert asked if they would be using the property down to the Church and was told "Yes."

Mr. Houston asked what street they would be using. Mr. Brown of the Davison Chemical stated that they intended to use High Street and Gier St. Rheamont dead ends.

Matter was referred to the Zoning Committee.

Z-203-65

No one appeared in behalf of the petition to rezone the property at 5614 Schaefer St. from "A" one family to "C" two family residence district.

Matter was referred to the Zoning Committee.

Z-204-65

Mr. Les Seidell appeared in behalf of the petition to rezone the property at 405 E. Holmes Road from "A" one family to "D-M" multiple dwelling district and reported that he plans to build an 8 family apartment house.

Mr. Siebert asked about the size of the lot and was advised that it was 82.5 ft. facing Holmes.

Mr. Houston asked for plans showing ingress and egress and where the building would be set on the lot including parking. Mr. Seidell advised that they will be submitted within one week.

Mr. Manz asked about the narrow strip of property on the east side and who owned it. The petitioner advised that it is 20 ft. wide and only on the northern portion of the property. It is a dedicated alley only 50 ft. long.

Mr. Siebert stated that the drawing shows 280 ft. The staff is to check this matter.

Matter was referred to the Zoning Committee.

Z-205-65

No one appeared in behalf of the petition to rezone the property at 738-740 N. Pennsylvania Avenue from "C" two family to "D-M" multiple district.

Matter was referred to the Zoning Committee.

Z-206-65

Mr. Donald Hines, Attorney for General Motors Corporation, appeared in behalf of the petition to rezone the segments of South Sycamore Street which has been petition to be vacated. The property encompassed within the right-of-way for said street is described as:

Property located in the City of Lansing, Ingham County, Michigan, described as: All that part of South Sycamore Street lying between the South right-of-way line of West Main Street on the North and the North right-of-way line of William Street on the South;

and also;

Property located in the City of Lansing, Ingham County, Michigan, described as: All that part of South Sycamore Street lying between the South right-of-way line of William Street on the North and the North right-of-way line of Olds Avenue on the South

from unzoned classification to "I" heavy

industrial district. Mr. Hines reported that this is a two-fold petition. Basically, they are asking for the vacation of a portion of the street and then they are seeking to have the vacated portion given an "I" heavy industrial classification. Unless the street is vacated, this petition is not needed. Mr. Hines showed the board a drawing of the area and gave a description of same. I-496 will end at W. Main Street after only two blocks in length, starting at Olds Avenue. This will be part of the parking development which they would like to use from Division to Pine. This increase will allow parking for 200 or more cars. The closing of the street will help traffic flow through this area. This would be an effective use of the land which could be put to good use by Oldsmobile. The petition has been referred to the Public Service Board and their recommendation went to City Council, December 6th favoring the vacation of this street. Mr. Hines told of the zoning in the area. All property except the southeast corner facing Sycamore is owned by General Motors. Their immediate use for the area would be for extending parking facilities at this time. They would like industrial zoning for expansion when needed.

Mr. James Walkinshaw of the Oldsmobile plan Layout Department was introduced.

Mr. Manz asked if General Motors now owns all but one piece of property fronting on Sycamore St. Mr. Hines reported that they have a land contract which will be conveyed to General Motors no later than January 7, 1966. The contract has been recorded for the property at 811 Sycamore St. There are a couple of houses there but they are all owned by General Motors.

The Secretary asked about ingress and egress. Mr. Walkinshaw presented a drawing of the exit and entrance on William St. He further advised that both Pine and Division will provide access to William St.

The Secretary then asked if they had thought of contacting the city on working out their traffic problems.

Matter was referred to the Zoning Committee.

Z-207-65

Mrs. Ellene Frank appeared in behalf of the petition to rezone the property at 1434 E. Jolly Road from "A" one family to "H" light industrial district and stated that the petitioner wants to build additional green houses on this property. He now has 4 or 5 buildings.

Mr. Reynolds asked if the light industrial zoning was needed.

Mrs. Frank stated that Mr. Grabowsky, petitioner, owns about 40 acres and part of it is already zoned light industrial.

Matter was referred to the Zoning Committee.

Z-208-65

Mr. Jacob F. Kolassa, realtor and agent for Texas Inn, Inc. appeared in behalf of the petition to rezone the property in the 6300, 6400 and 6500 blocks of S. Pennsylvania and the 6600 block of S. Cedar St. described as:

Beginning at a point on the E. line of Pennsylvania Ave. which is N. 89° 51' 53" E. 57.75 ft., thence S. 0° 24' 22" E. 330 ft. from the N. 1/8 post of the S.W. 1/4 of Section 10, T3N, R2W, City of Lansing, Ingham County, Michigan thence S. 0° 24' 22" E. along the E. line of Pennsylvania Ave., 49.36 ft. to its intersection with the easterly R.O.W. line of Highway US 127, thence S. 28° 02' 37" E. along said R.O.W. line 83.28 ft. to its intersection with the northerly R.O.W. line of Highway I-96, thence N. 68° 38' 48" E. along said I-96 R.O.W. line 639.33 ft. to its intersection with the westerly R.O.W. line of interchange Ramp "D" thence N. 61° 08' 48" E., 179.85 ft./thence N. 46° 08' 48" E., 130.05 ft. along said westerly R.O.W. line of Ramp "D" to the Consumers Power Co. westerly R.O.W. line; thence N. 29° 44' 57" W. along said power company R.O.W. 24.83 ft., thence continuing along said power company R.O.W. N. 2° 19' E. 981.28 ft. to the westerly R.O.W. line of Ramp "D" thence N. 21° 21' 12" W., 33.00 ft., along said ramp R.O.W. line; thence N. 37° 21' 32" W. along said westerly R.O.W. line Ramp "D" 40.28 ft. to a fence line; thence S. 89° 35' 15" W. along said fence line 688.95 ft. to a line which is 255.5 ft. East of the centerline of Pennsylvania Avenue, thence S. 0° 24' 22" E. along said line 1016.23 ft. to the E. and W. 1/4 line of Section 10; thence S. 89° 51' 53" W. along said 1/4 line 52.68 ft.; thence S. 0° 08' 07" E., 330.00 ft.; thence S. 89° 51' 53" W. 143.51 ft. to the point of beginning.

from "A" one family residence to "G-2" wholesale district and advised they are contemplating a 140 unit motel. There will be parking for 181 cars. The balance of the land will be used for light warehousing. They would like to construct 100 units now with 40 more units in the future. They have two entrances, from the South, 66 ft. on Cedar also 66 ft. on Pennsylvania Avenue and they can get more off Cedar if necessary next to the I-96 ramp. He presented plans to the Board. They would like to be ready to start this spring.

Mr. Fink informed the petitioner that it might need platting.

Mr. Kolassa stated that they have 22 acres of property.

Mr. Fink asked the petitioner to contact the Current Planning section.

The Secretary advised that the Michigan State Highway Department is reluctant

to grant a curb cut on Cedar Street. Access should be off Pennsylvania.

Mr. Don Ducharme was in the audience and stated that he has property adjacent to this to the West that has been presented for rezoning.

The Secretary asked if he would work with the petitioner in obtaining and improving the access.

Mr. Fink told of the land locked property behind the Ducharme property.

Mr. Ducharme stated he has 154 feet which is to be used for parking.

Matter was referred to the Zoning Committee.

Z-209-65

Mr. Forrest K. Neumann, Director of Edward W. Sparrow Hospital appeared in behalf of the petition to rezone the property at 1110 A and B Jerome and East to main hospital building also Northwest corner Jerome and Holmes Street described as:

The South 120 feet of Lot 3 and all of Lot 1, amended Plat of Downer's Sunnyside Addition;

Lots 9 and 10, Block 1 of Ingersoll's Addition

Lots 1 through 4 inclusive, Block C Gower's Addition

from "D-M" multiple dwelling to "J" parking district and advised that this property was recently acquired by the hospital and is to be used for parking. The property has been used for parking and is not zoned properly. It is next to Eastern High School fence. They have used it for 10 years. To the west are two houses on the property. There is no frontage on Jerome. One house would remain, as they do not own it.

Matter was referred to the Zoning Committee.

Z-210-65

Mr. Russell Lawler, Attorney, appeared in behalf of the petition to rezone the property in the 2800 block of N. Grand River Avenue described as:

Lots 4, 5, 6, 7 and 8, Supervisor's Plat of Cynwood Heights

from "A" one family residence to "E" apartment shop district.

The Secretary explained that this petition is being initiated through board action.

Mr. Lawler stated that he is representing Dan Gorman owner of the building at

2800 Grand River, George Burns owner of 2814, and Lou Kobus owner of 2824, the three commercial units in this block. There are two residences in between these three properties. Everything from 1½ blocks west, east of the belt line tracks is all commercial. The owners are in favor of the rezoning, one is legal conforming, and two are legal non-conforming. He asked about the 4 ft. side yard requirements.

He stated that the Gorman building is up to the West line. There is no room for expansion to the East. He has acquired property to the North for expansion of storage and parking. If this change is recommended, all properties would not be permitted to build within four feet of the property line.

The Burns property is approximately 3 to 4 ft. from the East. There is a service driveway to get to the rear, but there is no possible way for him to expand. "F" commercial prohibits building within 4 ft. of residential. It is the desire of all of these owners to expand their business. They would like the petition expanded to all the north side of Grand River zoned "F" commercial so that they could build to the property line.

On the Kobus property originally was a gas station. He bought the property and rebuilt.

Mrs. Bretz asked if there was a residence on the corner of Mildred and Grand River and Mr. Lawler advised that this was the Kobus cleaners. Mr. Burns has a drug store, and the other business is on the corner. They would like the residences zoned "F" commercial to keep with the general character of the area.

Mrs. Bretz asked if the three business men talked to the home owners, and was advised "Yes." One of the houses is in poor condition and was purchased during the past year.

The Secretary explained the staff's thinking on this rezoning.

Mr. Reynolds asked if the businesses could use a common entrance and was advised it would be possible, but it would depend on the residential owners.

Mr. Dan Gorman stated that he is trying to acquire adjacent property. He offered \$10,000 but the price went up to \$30,000. When he came into the city he thought he was zoned "F", however last summer he was informed it was not zoned "F". Lots 27 and 26 are planned for parking, which goes in back of the drug store and use this to go back into the street. He has been here for 12 years.

Mrs. Bretz asked if he were going around the residential and was told "Yes". Mr. Gorman stated that he had tried several times to purchase the property.

Mr. Siebert asked if Lots 5 and 6 were owned by the same person. Mr. Gorman

stated that his business had doubled in the past year, and his customers are backing into Cynwood Street.

Mrs. Bretz asked if they come into the parking lot from the side street and was told "Yes", and there would be plenty of room to turn around without backing into the street.

Mr. Reynolds asked if the area were zoned commercial, would they ask for "J" parking on the other lot. Mr. Gorman stated that the present building is 60 ft. long and he would like to add 50 ft. additional with a rear entrance.

Mr. Black asked if an addition had been added since it was purchased and Mr. Gorman stated that an addition was put on in 1960.

Mrs. Bretz asked if anything was to be done to the front and was told "No."

The Secretary asked if a building permit had been issued by the city and was told that it had.

Mr. Black stated that if Mr. Gorman wants Lots 26 and 27 incorporated into this area petitioned, he should so request at this time.

Mr. Lawler stated that his clients would be happy to do this.

Matter was referred to the Zoning Committee.

Z-211-65

Mr. Harold R. Bodine, representing Ing-ham Home Realty, appeared in behalf of the B. and H Enterprises, Inc. in behalf of the petition to rezone the property in the 1000 block Dennis Street described as:

Lot No. 59, Plat of Battenfield Subd. No. 2

from "A" one family to "C" two family residence district and advised that Z & H have purchased Lot 58 and are in the process of purchasing Lot 59. They plan to make better use of Lot 58, which is 166 by 210 ft. with only 50 ft. of access to this particular lot. They have consulted with the Public Service and Building Department and were told if they acquired additional frontage it would be possible to put three two-family buildings. If the additional area is not acquired, they can only build one structure on Lot 58.

Matter was referred to the Zoning Committee.

Z-212-65

Mrs. Ellene M. Frank appeared in behalf of the petition to rezone the property in the 700 and 800 blocks of E. Jolly Road described as:

W. 42.63 A of N.W. $\frac{1}{4}$ exc. S. 80 R. also exc. Com. 721.9 ft. E. of N.W. corner Section 3, thence E. 66 ft. S. 330 ft. W. 66 ft. N. to beg., Section 3, T3N, R2W

from "A" one family residence to "G-2" wholesale or "H" light industrial district and reported that the owner of the property is Mr. Grabowski. The property had been farmed for many years, but now is annexed into the city. Because of the location it needs other zoning than is on it at present.

Mr. Fink asked if there were any buildings on this property and was told there were none, and that it is right behind the drive-in theatre.

Mr. Reynolds asked the use of the property, and was told that the petitioner may want to use it for wholesale green houses at a later date.

Matter was referred to the Zoning Committee.

Z-213-65

Motion by Bretz, seconded by Siebert that the hearing on the petition to rezone the property at 1616 Linval Street from "C" two family residence to "F" commercial district be tabled until the January 4, 1966 meeting as per the request of Peter J. Treleven, Attorney, for the petitioner, George Charlie.

Motion carried by unanimous vote.

Z-214-65

Mr. Leo Farhat, Attorney, appeared for William and Dorothy McCurdy in behalf of the petition to rezone the property at 3831 Moores River Drive and 3500-3800 Cooley Drive from "A" one family residence to "C" two family and "D-M" multiple dwelling district and reported that the property was originally in Lansing Township. Upon annexation it was zoned "A" one family. The large parcel was zoned commercial and Lots 2, 4, 17 and 27 were part of two plats which were designed as two family. Petition was previously filed and was denied. There is substantial development in this area and told of same. These lots are large enough to accommodate two families. This type of development was contemplated at the time of platting.

The property on Moores is zoned commercial except the road, but the road was never dedicated. The city assumed the right for sewer lines. In asking for the "D-M" multiple they do not intend to improve to capacity. If the Board recommends "D-M," deeds and restrictions could be worked out to the satisfaction of the Board.

The Secretary asked where the ingress and egress would be on the large parcel.

Mr. Farhat explained that they would use the undedicated road. They would like to build structure or structures, but will wait for the city's recommendation.

Mr. Farhat further stated that it may be our request, but we are going to wait for some suggestions or thoughts from the Planning Board. All we want to do at this time, is to indicate our willingness to cooperate and develop some type of development there that is compatible with your thinking, but which none-the-less recognizes the right and the privileges of the property owners to develop this property along some type of multiple housing units. It seems rather incongruous now that property that was zoned as commercial while in the township, the owners were ordered to remove one sink from the premises so that it can't even be used for the two family dwelling which it was used for at the time it was located in the township. Matter of fact, I think the housing inspector, or the building inspector required the McCurdy's to move a sink from the upstairs flat so that it cannot possibly be used for two family structure. It seems like a waste of land.

Matter was referred to the Zoning Committee.

Z-215-65

Rev. Andrew Gill appeared in behalf of the petition to rezone the property at 1330 W. St. Joseph Street from "B" one family to "E" apartment shop district and stated that he is the owner of 1301 W. St. Joseph, which is in the highway relocation area and he is requesting that this property be rezoned to help meet with the housing situation. He would like to have 3 apartments above and on the first floor, a barber and beauty shop.

Mr. Fink asked if he would use the existing building and was advised that he would build a new building. Blueprints will be furnished to the staff.

Mr. Fink then asked if there would be parking in the front and the petitioner said "Yes." There were four on the layout, but the Building Inspector told him if he moved a building back five feet, that would give him 5 parking spaces.

Mrs. Bretz asked if this area were in the middle of the block and the petitioner stated affirmative.

Mr. Fink asked if there were people now living in the house and was told there was one family renting and that they would like one apartment if the new building is allowed.

Mr. Fink asked if the building is in good condition and was told that it is about to be condemned.

Mrs. Bretz asked if cars would be backing into St. Joseph and was told they would not.

Mrs. Bretz then asked how many apartments were planned and was told that they would like three.

Mr. Reynolds asked if the petitioner had made any attempt to purchase property adjacent to this and was told he had not.

Matter was referred to the Zoning Committee.

Z-216-65

No one appeared in behalf of the petition to rezone the property at 200 Block Howard at 2900 Block E. Michigan Avenue described as:

Commencing at the intersection of the North line of E. Michigan Avenue with the East line of Howard St., thence North 374.1 feet to the Southwest corner of Lot 1, Foster's Superhighway Subd.; thence East along the south line of said Lot 1, 149.1 feet to the centerline of the alley; thence south 38 feet; thence east to the northeast corner of Lot 57, Eastview Subd.; thence south along the west line of Homer Street to the north line of Michigan Ave.; thence west to the point of beginning.

from "A" one family residence to "F" commercial district. The Secretary advised that this was referred to the Board by City Council.

Matter was referred to the Zoning Committee.

d. Citizens seeking information or desiring to present matters for next board meeting:

9:20 p.m.

Z-185-65

Mr. Anthony P. Nosal appeared and stated that this will be a general comment.

The comment is two fold. Since my application for zoning, which will be voted on in the second half of this meeting, I will have to refer to that only briefly. For four weeks since I had been here and applied for this zoning request and I did have it delayed for 0 days and it's been 4 weeks trying to get a City Attorney's opinion on whether the planning board has the right to withhold for public record their study and their analysis of any zoning. As a citizen I believe this is not in the best interest of good planning and good citizenship. I believe that any staff study that is done by the staff and us, the taxpayers, pay for this planning board staff, it should be as a public record, therefore, being that the 4 weeks that I could not get an opinion as to whether who is right in this board, whether they have the right to withhold their study and their staff study

from public record, therefore I wish to comment on the zoning that is going to be voted on prior to your voting, because I didn't get any assistance or interpretation from the City Attorney.

The Secretary stated for the board clarification; Mr. Nosal came into my office on November 3rd the day following the last regular meeting and he asked for a copy of the staff report and a copy of the Board's recommendation that was held that night. In accordance with the Rules of Procedure, I did not release to him the copy of the staff report, however I did give Mr. Nosal a copy of the Board's recommendation and action they took that night. Mr. Nosal is now protesting the fact he was not able to receive a copy of the staff report.

Mr. Nosal then stated, therefore, in all fairness in the second part of this meeting, you may be voting for my zoning, which I hope you might, but as a good citizen and a matter of principle, I believe I should be allowed, being that I was denied, and nobody has ever said that the board has the right to withhold for public record the staff's report, I should be able to comment and you may vote as you please, if you wish me to comment after the recess, I will. Is that the proper time?

Mr. Fink answered Mr. Nosal that actually whenever we have our recommendations that go to council there is, unless the board wishes to suspend the rules of procedure, no opportunity for the petitioner to add any comment, and I think following our board meeting last month, that they did give you an opportunity to talk to the board by suspending their rules. I think this is a courtesy that they would like to extend to you because there was some question as to what we had before us, but I do not feel at this point that there is any opportunity unless they so wish to suspend the rules the second time so that you might state your further views on it, because you have had a month interim. I don't know what the situation is between you and our staff, and I am not in a position to indicate this at this time, but, the primary reason for the extension was so that you might be able to get together with our staff and present your viewpoint on your particular zoning, now whether you did this or not, I don't know, as I am not an employee of the department and I am not in a position to know everything that is going on in the department in this regard, so beyond this, I would hope you would make your comments to the point, because we try to serve all of the people of the City of Lansing and it is getting rather late and we have probably another 2½ to 3 hours on our agenda and we would appreciate your recognition of our service to the community too.

Mr. Nosal stated that he did appreciate the Board's service and he thought they are doing a fine job, but, I'll be brief in this instance where the rule where the City Attorney has not given an opinion and has been stalling for 4 weeks, in all fair-

ness, I believe I should be able to, you should let me make the comment on your committee's report.

Motion by Mr. Houston that the petition be tabled for an additional 30 days so that the City Attorney will have 30 more days to make a decision on the case. In the public interest, this will be the thing to do.

Mr. Nosal then stated that he thought Mr. Houston's motion is in order some degree, but,

At this point the chairman asked for a second to the motion, and Mr. Heino seconded.

Motion carried by unanimous vote.

Mr. Nosal remarked that he thought Mr. Houston meant well and he thought being Human Relations Week, this is not the proper motion. I will say this, I will come here 30 days from now and I will be able to do not the same thing which I am not able to do here again. I am not going to be given another public hearing on this, a chance to show why this should be zoned. There is no what degree of common sense is there to make a motion to this effect when 30 days from today I can stand here and all I will be able to do is listen to your vote, in the second session of your meeting.

Mr. Fink then explained that in the meantime, if he so desired, he can petition the board that he would like a further hearing, if that is his desire, and then the board can decide whether they want to do it at that time, and he thought probably they would give some recognition to any citizen requesting that this is an opportunity that we do provide for any one filing a petition. If you feel that there is further information that would give light to the whole zoning program that you have involved in this particular parcel of land, other than what we have had previously. Not just rehashing over what we had before, but I am sure that we would be glad to listen to further information that you might have.

Mr. Nosal added that he had a lot more information as to this property and some of the inconsistencies in the same area and I would appreciate the fact to show you these inconsistencies. I am not here, one more statement, I am not here being represented by an attorney because I can't afford it any more. The last zoning cost me \$8,000.00 and in the past this board, members of this same board, not the same, when members of the planning board could get things zoned and sell them to the city officials for a profit, I don't want that to happen again either.

Mr. Fink informed Mr. Nosal that he was not aware of what he was talking about and if this was a matter of public record, you might . . .

Mr. Nosal interrupted that this was a matter of public record and he just wanted to inform the board that was the reason citizens . . .

Mr. Houston then added that if Mr. Nosal had any such evidence that he would like to push further, he should take it to the City Attorney.

Mr. Black replied, that entirely aside from this particular thing that Mr. Nosal raises the question as to whether the commission has the right to regard the staff analysis on these matters as confidential communications from the staff to the board, and he thought that this is a legal question on which we ought to have an answer to as well as Nosal and I would like to suggest that the commission join with him in requesting an opinion.

Mr. Fink replied that he thought the staff had requested this. Maybe the Board had not gone on record as requesting this, but he thought the staff had requested this.

Mr. Houston remarked to Mr. Black that prior to his coming on the board that this was not the first time this question was brought up. We had this question brought up by an attorney, who also requested the same type of thing and this board had requested such an opinion from the previous City Attorney. Our board has the right under the City Charter to adopt our rules of procedures and this happens to be a rule of procedure of this board. Now, if the City Attorney rules that our rules of procedure is not in line with the charter, then we will be ordered to change it, but so far our rules of procedure were reviewed by the City Attorney, declared to be sane and sound, which included this particular rule and as of this moment, and after the former City Attorney checked this, there was no comment, so if you want to join in with Mr. Nosal's P. R. gesture here, then we can request the present City Attorney to do the same thing, but as of now, under the charter, which our rules and regulations have been checked, it says that we have this right.

Mr. Black then stated that all he can figure out is if this has been established, then why should there be any hedging on the part of the City Attorney in the interim.

Mr. Nosal then stated that he believed Mr. Houston was right to one extent, the attorney here did ask for an opinion as to whether it should be public record, the staff study and analysis, by the paid officials of Lansing. I don't believe, if I am not mistaken, that that wasn't specified to a certain case or a certain zoning, and I am asking and did ask the City Attorney specifically to an application in zoning. I think the other one wasn't, it was a generality as a question. Now this might be a little different.

Mr. Houston then stated that he would like to further add that the reason why he asked that this motion be tabled is because he thought that we could not come to any agreement with Mr. Nosal and this board tonight, nor between any respective member of this board in conjunction with or in opposition to, so he thought we had better use of our time if we simply concurrently, or whatever way we want to, go to the City Attorney and ask for such, and get the information necessary and he thought the 30 days request was the purpose of the motion.

Mr. Nosal then said that, "you are telling me now that when this comes for a vote, the new information I got since the first hearing, will I be able to give the new information, or should I just take it home and burn it?"

Mr. Fink told Mr. Nosal that if he had some new information that is vital, if you will communicate with our director by letter indicating that you do have further information in regard to your petition and then the board, under these conditions most likely would give you at least a reasonable amount of time, this does not mean a lot of harangue because we are not here for this purpose. We do want to get specific information, as it will relate to your welfare and to the city's welfare as a whole, so if you have information, bring it in a letter to our Director requesting that you would like to present further information and I am sure that our board will give this request due consideration. I do not know what their desire would be at this time, I cannot speak for the other 7 members, but I do feel that they will give it full consideration within the policy and procedure that we have. Beyond that maybe we will just call it closed.

Mr. Nosal said he would call it closed with this statement. I am very reluctant in going to the Planning Director with any information due to the cooperation he got on a zoning that I just told you cost \$8,000.00, that he would not cooperate with the judge and my lawyer. He dallied around and he postponed and he took 6 months. It was held in abeyance for a year, under advisement for a year, and the cooperation by the Planning Department was not right to a citizen and this harassment and cost of money was due to this office, this paid officer, and why should I go to him. You are appointed.

Mr. Fink reiterated, that the information that would be sent to him will be provided to us and we will then give it just consideration.

Recess from 9:37 to 10:05 p.m.

BUSINESS SESSION

Motion by Houston, seconded by Siebert that the minutes of September 23, October 28, November 2, 18 and 23rd be approved.

Mr. Reynolds advised that he was marked absent from these meetings but he was attending other meetings as a representative of the board and therefore should be marked as being in attendance.

Mr. Black remarked that in the minutes of November 2nd, on Page 5, line 17 should read

"request, contain the words, "and that the City Council be requested to direct the City Building Inspector not to issue a building permit, etc."

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

REPORTS

Mr. Fink gave an explanation of the Zoning Process.

Z-138-65

Motion by Bretz, seconded by Houston that the Board send a letter to the petitioner advising him that it was decided to return the plans for the Community Unit Plan for property at N. Grand River Avenue and N. Logan Street, and to request that a revised set of plans be submitted containing:

1. Residential development of not more than 12 units per acre, and not more than 2½ stories high.
2. Plans for screening requirements of either:
 - a. A three foot high cyclone type fence with dense evergreen plantings of a mature height of 5 ft. to 6 ft. or,
 - b. A 6 ft. high cyclone type fence with interwoven slats,

be constructed along the eastern north-south property line and any other property line as may be required by the design of the revised site plan.

3. Flood plain to be designed and developed by petitioner for the recreational use of the residents of the proposed plan. Development could include picnic tables, barbecue pits, and a sports area for athletic games and various recreational uses.
4. Outlots shown on the plan as submitted should be incorporated into the revised plan.
5. Streets and utilities should be constructed to city standards and specifications if they are to be private. A turn-around

system or cul-de-sac is to be provided for the use of emergency vehicles.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-155-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Ronald Musser to rezone a parcel at 4903 N. Grand River Avenue from "A" one family to "F" commercial district be denied.

Strip commercial development reduces the traffic carrying capacity of major streets.

Commercial use that encroaches into residential areas is detrimental to both.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-176-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Northwest Homes, Inc. to rezone a parcel in the 2900 block of Tecumseh River Road described as:

Outlot A Sunset Hills No. 4,

from "A" one family district to "D-M" multiple district be denied.

The Master Land Use Plan indicates the surrounding area as low density residential (2-3 dwelling units per net acre), and the subject property, as park land.

The change would be contrary to the land use plan of the area, which is predominately single family residences.

The change will adversely affect living conditions in the area through an increase of traffic and activity.

Similar rights to adjacent property owners would have to be considered.

The change would alter the population density and thereby increase the load on public facilities (schools, sewers, and streets).

As the development policy, the city should take the necessary steps to protect, acquire and develop properties such as these as a river-front park which would provide for the proper use of scenic areas for all, rather than for a few.

A good example of the use of land located within one flood plan is Tecumseh Park located to the east of this site.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-181-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Robert W. Townsend to rezone a parcel in the 2900 block of N. East Street described as:

Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 of Elmore M. Hunt Subdivision

from "A" one family district to "F" commercial district be denied and that the portion of the property described as:

beginning 25 ft. E. and 10 ft. South of the N.W. corner thereof thence East 188 ft., thence South 150 ft., thence West 100 ft., thence North 87 ft. 6 in., thence West 88 ft. thence North 62.6 in. to beginning

be rezoned from "A" one family to "F" commercial and the

balance of the property

be rezoned from "A" one family to "J" parking.

This will provide a 1.3 ratio of parking to commercial zoning, which falls within the Master Plan recommendation for commercial centers of this size.

The area was formerly zoned commercial in Lansing Township.

The predominate land use of this section of East St. is mixed commercial.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-185-65

Motion by Houston, seconded by Heino that the petition by Anthony Nosal to rezone property at 2323 and 2333 W. Holmes Road from "A" one family to "F" commercial district be tabled for thirty days for the City Attorney's decision on whether or not the Rules of Procedure are binding in that the staff report is not for public release.

Motion carried by unanimous vote.

Z-189-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Anna Margaret Sadler to rezone a parcel in the 1700 block of Holmes Road described as:

Com. 660 ft. E. of N. $\frac{1}{4}$ post of N.W. $\frac{1}{4}$ Sec. 32, thence S. 1320 ft. to E. and W. $\frac{1}{4}$ line of N.W. $\frac{1}{4}$ E. 132 ft. N. 1159 ft. to point 161 ft. S. of N. sec. line, W. 102.4 ft. N. 161 ft. W. 30 ft. to beg.; Section 32, T4N, R2W

Com. 630.4 ft. E. of N. $\frac{1}{4}$ post of N.W. $\frac{1}{4}$ Sec. 32, thence S. 158 ft. W. 4 ft. S. 170 ft. W. 102 ft. S. 992 ft. to E. and W. $\frac{1}{4}$ line of N.W. $\frac{1}{4}$ E. $\frac{1}{2}$ ft. N. 1320 ft. to N. sec. line, W. 30 ft. to beg.; Section 32, T4N, R2W

from "A" one family district to "D" apartment district be denied.

Platting and development plans should precede any change of zoning.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-190-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Ray S. and Virginia Disbrow to rezone a parcel in the 6500 Blk. of S. Pennsylvania described as:

E. 197.75 ft. of W. 255.5 ft. of N. 724 ft. of S. 1023 ft. of E. $\frac{1}{2}$ of N.W. $\frac{1}{4}$ —exc. com. int'n line S. 1023 ft. and E. line Pennsylvania Ave., thence S. 152 ft., E. 40.25 ft., NE'ly 155 ft. to point 85 ft. E. of beg., W. to beg.; Section 10, T3N, R2W

from "A" one family residential to "G-2" warehouse district be granted subject to replatting.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-192-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by R. A. Lawler, agent for Karl A. Vary and Mary L. Vary to rezone a parcel in the 6300 block of S. Pennsylvania Avenue described as:

All that part of N.W. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of Section 10, T3N, R2W, described as

follows: Commencing at a point on the W. line of Pennsylvania Ave. 708.25 ft. S. of the N. section line; thence S. along said W. line of Pennsylvania Ave. to a point 1733 ft. N. of S. $\frac{1}{4}$ post of the N.W. $\frac{1}{4}$ of Section 10, T3N, R2W; thence W. 435.6 ft.; thence N. parallel with the W. line of Pennsylvania Ave. to a point due W. of the place of beginning, thence E. to the place of beginning.

from "A" one family district to "F" commercial district be granted.

The basic land use and zoning conditions have been changed in this area.

The Board believes that because of the zoning changes that have occurred in the area, and the location of this parcel, it would be unreasonable to deny the request.

Mr. Reynolds asked about the set back and was told by the Secretary that it was 20 feet.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-194-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the request to cancel the petition by Alfred McCarroll to rezone a parcel at the S.W. corner of W. Lenawee and S. Butler St. described as:

E. 70 ft. Lot 1, Block 8, Bush-Butler and Sparrow's Addition be granted.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-195-65

Motion by Bretz, seconded by Heino that the Board recommend to City Council that the petition by Plumbers and Fitters Local No. 388 Bldg. Corp. to rezone a parcel at 5300 block S. Logan St. described as:

N. 14 rods of S. 64 rods of W. $\frac{1}{2}$ of N.E. $\frac{1}{4}$ E. of M-99 R/W section 5, T3N, R2W

from "A" one family district to "D-1" professional office district be denied.

Districts which have inharmonious non-residential and residential mixed, is detrimental to both.

The change will adversely affect living conditions in the immediate area principally through an increase in traffic and activity.

This change would create an isolated area, unrelated to similar districts, i.e. this would create a "spot zone."

The area south of this is presently under platting procedure for single family residential. The change could adversely affect property values in the vicinity and, therefore, deter the improvement or development of adjacent property.

Other than cooperation with property owners in the area, there are no substantial reasons why the property cannot continue to be developed under the existing zoning.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-196-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by George and Shirley Belon to rezone a parcel at 716 E. Mt. Hope Avenue from "G" two family district to "D-1" professional office district be denied.

The Master Land Use Plan indicates this area as residential.

This change would be contrary to the land use pattern of this block.

The change will adversely affect living conditions in the immediate area, principally through the increase in traffic and activity.

There are no substantial reasons why the property cannot continue to be used under the existing zoning.

This would add to the strip, mixed use development along Mt. Hope Avenue.

The intermixture of strip commercial development along major streets creates traffic congestion and the use itself detracts from planned commercial centers.

Buildings converted from one use to another and unsuited to the new use, creates a blighting influence.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-197-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition by Hannibal Abood to rezone a parcel at 215 N. Walnut from "D-M" multiple dwelling to "D-1" professional office district be granted, and the necessary off-street parking and improvements be complied with.

Recent studies and recommendations by consultants define the area in which the subject property is located as general offices and services.

There are other non-conforming office uses in the area.

The existing structure appears in good condition and fits quite well into the existing and proposed use.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-21-65

Motion by Bretz, seconded by Siebert that the Board recommend to City Council that the petition to rezone a parcel in the 200 block of Howard and 2900 block of E. Michigan Avenue described as:

Commencing at the Intersection of the N. line of E. Michigan Ave. with the E. line of Howard St., thence N. 374.1 ft. to the southwest corner of Lot 1, Foster's Superhighway Subd.; thence E. along the south line of said Lot 1, 149.1 ft. to the centerline of the alley; thence S. 38 ft.; thence E. to the northeast corner of Lot 57, Eastview Subd. thence S. along the W. line of Homer St. to the N. line of Michigan Ave.; thence W. to the point of beginning.

from "A" one family residence to "F" commercial district be denied, as the existing use can continue under its present arrangement until the state acquires the property.

Motion carried by the following vote:

Yeas: Black, Bretz, Heino, Houston, Manz, Reynolds and Siebert—7.

Nays: Fink—1.

STREETS COMMITTEE

ROW-14-65

Motion by Houston seconded by Reynolds that the Board recommend to City Council that the vacation of Plummers Court be

approved as stated in the resolution adopted by the City Council on October 25, 1965 and subject to the granting of an easement for public utilities.

Motion by Manz, seconded by Black that the Rules of Procedure be suspended so that Mr. Thomas Sinas, attorney, might give additional information on this proposed vacation.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Mr. Sinas stated that since this is in the Public interest, having been placed on the ballot on November, 1964 and passed, giving City Council the authority to sell the property to Dines; the Dines Organization and City Council are trying to consummate a deal. This court is part of the property to be purchased by Dines and exchanged for another portion. Mr. Sinas suggested that an alternative recommendation be added to the Board's recommendation such as that the court be vacated subject to the easement for utilities or, a suitable location of the easement for these utilities, or the easement be relocated subject to the recommendation of the Public Service Board.

Some discussion was held.

Motion by Houston, seconded by Manz, that the following amendment be added to the recommendation:

"either in Plummers Court or in another location."

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

The Planning Board recommendation to Council was to read as:

The Planning Board recommends, after considering the letter from Thomas G. Sinas, Attorney, for Dines, Inc. asking for the vacation of Plummers Court, that the vacation be approved as stated in the resolution adopted by the City Council on October 25, 1965, and subject to the granting of an easement for public utilities either in Plummers Court or in another location.

ROW-15-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that after considering the petition from General Motors Corporation to vacate the 800 and 900 Blocks of S. Sycamore described as:

All that part of South Sycamore Street lying between the South right-of-way line of West Main St., on the North, and the North right-of-way line of William Street, on the South, the same being one block

All that part of South Sycamore Street lying between the South right-of-way line of William Street, on the North, and the North right-of-way line of Olds Avenue, on the South, the same being one block,

that the request for the vacation be approved subject to the City of Lansing retaining an easement for the construction and maintenance of all utilities in the proposed vacation.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

SS-11-65

Motion by Houston, seconded by Reynolds that the Board recommend to City Council that the city officially request the use of the services provided by the Department of Agriculture and contact: Mr. Robert Hefernan, Agricultural Research Service, Room 833, Building FCB, Washington D.C. for information about a City Market Study.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

BUILDINGS AND PROPERTIES

BP-14-65

Motion by Manz, seconded by Black that the Board recommend to City Council that after considering the request of Ivan and Sarah J. Sleeper for the vacation of the property east of 612 E. Jolly Road (Lot 12, Battenfield Subd.) that the request be denied.

The area to the immediate south has not been platted. If this undeveloped 55 ft x 165 ft. strip is to be vacated there would be no access from Jolly Road to the south. This area should be retained by the city for future possible ingress and egress to land locked property.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Motion by Houston, seconded by Manz that the Rules of Procedure be suspended so that the zoning of the property in the 800 and 900 block of Sycamore Street could be considered:

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Z-206-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by General Motors Corporation to rezone property in the 800 and 900 blocks of South Sycamore Street described as:

Property located in the City of Lansing, Ingham County, Michigan, described as: All that part of South Sycamore Street lying between the South right-of-way line of West Main Street on the North and the North right-of-way line of William Street on the South; and

Property located in the City of Lansing, Ingham County, Michigan described as: All that part of South Sycamore Street lying between the South right-of-way line of William Street on the North and the North right-of-way line of Olds Avenue on the South,

from unzoned to "I" heavy industrial district be granted.

The land adjacent has been purchased for and is in the path of industrial expansion. The area is in transition due to industrial and highway needs. Proposed change is in harmony with the Future Land Use Plan.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

URBAN RENEWAL

Mr. Reynolds advised that he would like to present his report at the mid-month meeting.

ORDINANCE

Motion by Black, seconded by Bretz that the Board recommend to City Council that: the fee for rezoning petitions be raised from the present \$15.00 to \$100.00 for the following reasons:

1. Requests have exceeded 200 per year for the last two years. This composes a major portion of the staff's time to process, analyze and present to the board for recommendation.
2. Material and clerical expenses includes cost for paper and typing, printing of forms, hearing notification, duplication processing for committees and staff reports. Typing and duplication for communications to Council and the recording and printing of Council deliberations.
3. Generally, material benefits accrue to the petitioner to a much greater degree than to the community.
4. Present fee tends to encourage applications for small, isolated, illogical spot zones.
5. On the basis of information furnished to the board, the fees now charged in Lansing are substantially lower than those in many other Michigan cities.

Mr. Reynolds asked if this fee weren't higher than some other Michigan Cities and was advised "Yes."

Mr. Fink asked about the effect this higher fee would have on new areas annexed to the City. Discussion followed.

Motion by Houston, seconded by Manz that the following amendment be added to the motions.

Whenever an area is annexed to the City of Lansing one of the following conditions will apply.

1. Land that is zoned previous to annexation shall be classified as being in whichever district of this ordinance most closely conforming with the zoning that existed prior to annexation, such classification to be recommended for an interim period by the Planning Board to the City Council and the Council to approve same by resolution. The Planning Board shall recommend the appropriate zoning districts for such area within three (3) months after effective date of annexation.
2. Land not zoned prior to annexation shall be classified into whichever district of the ordinance most closely conforming with the existing use of the annexed area or in accordance with the Master Plan in the case of vacant land. The Planning Board shall recommend the appropriate zoning districts for such area within three (3) months after effective date of annexation.

Motion on the amendment carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Motion on the overall motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Motion by Black, seconded by Manz that the Board recommend to City Council that:

The Planning Board recommends that the filing fees for plates be increased from the present \$40.00 to the allowed maximum of \$60.00.

This is in keeping with the general increase in costs and salaries that have accrued over a time. Section 6 of the State Plat Act specifies that such sum of money is to provide for inspection of land, meetings of governing bodies and fees required by the act.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Motion by Black, seconded by Siebert that the following resolution presented by the Ordinance Committee be adopted by the Planning Board:

WHEREAS the Planning Board has adopted a Master Plan for the City of Lansing which was certified to the City Council on December 30, 1960, and

WHEREAS the up-dating of the Lansing Zoning Ordinance was an integral part of the procedures to be followed in implementing the Master Plan, and

WHEREAS the Planning Board, since 1960, has been preparing, with the technical assistance of the staff, during the last 18 months, Vilican-Leman and Associates, with the assistance of Stanley Burke, Attorney, a draft for a proposed new Zoning Ordinance, and

WHEREAS it seems advisable to have the proposed new Ordinance reviewed by a committee of interested citizens prior to its transmittal to the City Council,

NOW THEREFORE BE IT RESOLVED that the Planning Board appoint a Citizens Advisory Committee on Zoning, with a minimum membership of twenty (20) citizens and that this advisory committee be charged with the following duties:

1. To study, research and discuss the merits of the Ordinance as proposed.
2. To make an analysis of the Ordinance for the purpose of determining whether or not
 - a. It properly implements the Comprehensive Master Plan.

b. It will improve, protect and promote public health, safety and welfare.

c. It will achieve a rational land use pattern.

d. It is sufficiently flexible to provide for unforeseen developments in the future growth of the City.

e. It merits public support.

3. To present a summary of its conclusions, together with its recommendations, to the Planning Board and City Council.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

Motion by Houston, seconded by Bretz that the procedures to activate a Citizen's Advisory Committee for the proposed Zoning Ordinance be adopted.

CAPITAL IMPROVEMENTS

The Secretary advised that some time had been spent with the Technical Coordinating Committee and feels this concept, which will submit recommendations to the Planning Board, is working better than expected. The program is much more realistic. The Technical Coordinating Committee should be concluded in the next three weeks, with a recommendation to the Planning Board at the meeting in January.

FINANCE

Motion by Siebert, seconded by Heino that the Board dispense with payment of the Chamber of Commerce Annual Dues. Discussion followed.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

The Planning Director advised that the Steering Committee of the Capital Improvements Program recommended to City Council that an over-all consultant be hired. Their recommendation that the firm of Candeb, Fleissig and Adley be hired to examine the Community Renewal Program and its area of achievement.

Motion by Houston, seconded by Siebert that \$1,000 be transferred from the 170-110 account to the 172-312 account for the pay-

ment of the preliminary study to be made by Candeub, Fleissig and Adley.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

PLANNING DIRECTORS REPORT

The Secretary told of the meetings attended by the staff during the month of November, 1965.

On the application for an assistant director, there have been no new referrals.

On the Mass Transit, quite a bit of time was spent on the application to the federal agency for their approval of 12 new air conditioned buses.

Motion by Reynolds, seconded by Black that the Policy and Procedure of the Planning Board be amended as follows:

Section 3.0 MEETINGS

3.1 **REGULAR MEETINGS:** Meetings of the Planning Board will be held the

first and third Tuesday of every month at 7:30 P.M. in City Hall, and at such other times and places as designated by the Board at a regular meeting.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Reynolds and Siebert—7.

Nays: Manz—1.

Misc-4-65

Special permit for a Day Care Community Nursery School was referred to the Zoning Committee.

Motion by Houston, seconded by Bretz that the balance of the agenda be taken up at the meeting on December 21st.

Motion carried unanimously.

Meeting adjourned at 12:10 A.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, December 21, 1965

Meeting called to order at 7:45 P.M. by
Chairman Russell H. Fink.

ROLL CALL

Present were: Black, Bretz, Fink, Heino,
Houston, Manz, Reynolds, Siebert—8.

Absent: None.

HEARINGS

Z-118-65

Community Unit Plan submitted by
George F. Eyde for property located south
of the Grand River and east of Waverly
Road.

Mr. Fink presented the objectives of the
Community Unit Plan.

Mr. James A. Church, Senior Planner,
explained the site and surrounding area
to the audience.

Mr. John Cote, Attorney; Mr. Mooris
Stein from the architectural firm of Frank
and Stein; and Messrs. George and Louis
Eyde were introduced to the Board. Mr.
Cote advised that the property is owned
by Mr. and Mrs. Keegan.

Mr. Cote informed the board of the problem that the property lies within two governmental units. 75 to 80% lies north of Lansing Township and the balance lies in Lansing Township, petitions for the rezoning have been filed with both the City and the Township for multiple use. Their request to the city has now been changed to the Community Unit Plan. They plan to have an entrance on both the north and south side of the property. The developers are willing to come out with a project that is aesthetic and functional and that will conform with the code. They do not want to extend the streets into the Ravenswood area. They are willing to work with the city and township to give whatever assurance that there will be no street extension. Their plans now include duplexes to serve as buffers. The Board's attention was again called to the terrain and that they did not feel it was suited to single family dwellings. There is no residential area to the

North that should be concerned because of the foliage and the River. On the West is Waverly Road which may be widened to four lanes.

Mr. Stein presented a picture of the type of duplex structure they would like to build.

Mr. Fink asked the number of duplexes they would construct to serve the area and was advised "Ten."

Mr. Stein told the audience and the board of the layout of plans, type of structures to be located on the plat, also the parking areas and the drives. There will be apartments along Waverly. All the structures on the lip of the hill will be basically two stories on the back and three stories on the hillside for 10 families with 10 apartments per building. There will be 4 along Waverly and 4 looping back. A small community house with swimming pool for those in the development will be constructed 2½ stories with 11 apartments on edge. On the east, front to rear with 11 apartments in each unit. All 2 stories on South and 3 on side toward river. The net area for multiple housing 637,000 sq. ft. (224 apartment units) per apartment—307 sq. ft. Parking 2 spaces per apartment. Sewer facilities are adequate to serve these 224 apartment units. Water is adequate. Storm sewer to collect will extend to the river. As far as the impact on the school facilities, they do not intend to cater to families. Based on the average in Lansing, there will be somewhere from 12 to 15 elementary school students.

Mr. Reynolds asked if there were only one access, wouldn't it slow the traffic pattern, and was advised that there would be two. There would be a public service facility for such as fire and police. The other access will be from the bridge.

Mrs. Bretz asked the size of the lots, and was advised that the duplexes would be on 65 to 70 ft. lots.

Mr. Manz asked if the sewage would all be handled by the township and Mr. Stein stated they were not sure as to who owns the system. This would be a cost covered by the developer and not by the city.

Mr. Siebert asked about the topography and was shown a map.

Mr. Reynolds asked if this were platted the same as Ravenswood, how many units would there be. Mr. Fink stated that normally there would be 6 to 8 families per acre. The figures submitted by the developer would allow 4 to 6.

Approximately thirty-nine people in the audience objecting to this rezoning.

Mr. A. C. Stoddard, 1502 Briarwood, Stated he was not sure of what was meant by the Community Unit Plan. He mentioned some of the subdivisions in the area. He stated that he was concerned about the amount of traffic in the area. Originally planned were Briarwood and Springbrook. The traffic on Willow is increasing making it difficult to turn left, this will create a need for two traffic lights and this will effect safety.

Mr. Stoddard called this the "tail end" project for sewers. He challenged the developer to develop for single family. As far as the schools are concerned, this is in the Waverly School District and the children will take the shorter route to the school. He felt that the school, traffic and sewer problems will all increase, and as time goes by, they will need easements. He further stated that this could be developed in keeping with the whole area for single family units.

Mr. Lawrence O. Chick, 1755 Briarwood asked how many duplexes were planned and was advised that there would be 10 between Springbrook and Briarwood. The developer will work with the Planning Department on these which will be of variable size.

Mr. Fink advised the audience that the Board made no opinions based on emotions, but their decisions were made after considering information submitted by the Public Service Department, Board of Water and Light and other city departments.

As to the parking facilities, they are all on the side. There will be individual parking lots throughout the area which will be accessible to each apartment. There will be a minimum of 2 car parking spaces per apartment and all will be south of the flood plain.

Mr. Cote remarked that he believed this was the highest and best use of the property. The cost was several million dollars and feels it will enhance the area.

Mr. Black questioned the remark that the property was not suitable for single family because of the flood plain and asked if it has ever been laid out for single family so that some comparison could be made. Mr. Cote reported that no study has been made as far as he knows. Mr. Stein relayed that a plan had been submitted to the Planning Board. The Secretary related that two years ago a preliminary

plat of 26 lots was submitted. Mr. Stein stated that the majority of the lots would be 70 to 100 ft. lots, and on the hill area they would have to be 300 to 400 ft. deep. In the flood plain 500 to 600 ft. There would be very few single family because of the deep gully with a maximum of about 26 units. Since this was first zoned as residential the traffic on Waverly has doubled and may be increased with the lots becoming less desirable.

The firm of Fishbeck and Thompson had been asked for an opinion and they believed that the original sewers could be extended through this area. The sewers are more than adequate with reserve left. The pumping station may have to be increased in capacity.

Mr. Houston asked what their plans were for the flood plain, and was advised that this would be used for park, with dedication to the city. The low spots will be filled and cleared for a recreation area for the development.

Some mention was made of Waverly being made a 4-lane. Mr. Stein stated that their past experience has shown that apartments near this type of roadway are not affected valuewise as much as single families are. The apartment at the southeast corner of Michigan and Waverly is very successful. These are good buffers to residential. As to the effect of the speed for ingress and egress, the speed now is 45 and it is not anticipated that it will be increased. There may be a need for a traffic light.

Mr. Ivan Estes, of 1743 Boynton stated that he was concerned about the sewer lines. The sewage backed up in basements and he does not feel it can handle any increase in density.

Mr. Glen Schlucter, of 1427 Boynton Drive stated that he has talked with the developers, and have seen it change in concept. Feels that they are spending much time and want to protect the city and its citizens. He feels there should be confidence and integrity of the government. The area should be filled with one family homes. Everything is geared to that. Their planning is beautiful, however, he feels that it could be used for industrial. He told of the subdivisions in the area. He stated that he had talked to Tri-County Regional Planning Commission and they have it zoned for medium density residential. He advised the board of the size of the lots in the subdivision. The Community Unit Plan is another type of zoning. The Planning Board must decide on whether or not this type can be approved. This could be one of the finest and largest areas (residential) in Lansing. He will depend on the board for the protection of their property.

Mr. Rolland Winston of 1920 N. Waverly Road advised that the people in his area do care about the looks of the proposed area. He told of the traffic backed up on

Tecumseh on cold mornings and stated that the traffic will create problems.

Mr. John Jackson stated that he is interested in the area as he spends time hiking in the woods. He is from Fenner Arboretum and would not be interested in their building anything on the property. He stated he thought that such a plan would eliminate a natural area, and there should be a large chunk of land left for natural life which is here in abundance. He enjoys it now as it is.

Mr. Don Karl of 1519 Ravenswood stated that he moved here from Kansas, works in Lansing. He mentioned the traffic, that the storm drain is inadequate, and the water pressure is poor. He stated further that he felt that the 15 to 18 children was a very low figure for apartment dwellers. Feels the value of his home would be lowered if this development allowed.

Matter was referred to the Zoning Committee.

Z199-65

Community Unit Plan submitted by Karl Kessler for property located in the 1400 and 1500 blocks of Marquette Street.

A graphic presentation of the site was given by Mr. James Church, Senior Planner.

Mr. Kessler stated that the area is 59,000 sq. ft. and is not particularly conducive to single family dwellings. The proposed development will go between the railroad industrial and single family. They would screen non-residential and traffic from the developed area.

Mr. Houston asked who owns the unimproved area, and the developers stated it was unknown.

Mr. Houston asked then if this were a community unit, why was he anticipating the building of only one unit? Mr. Kessler advised that the city had turned down their request for "D-M" and after discussion had submitted this specific plan.

Mr. Houston asked if Mr. Kessler was aware of the storm sewer problem, and Mr. Kessler stated that he was not, and did not intend to put on more units than single family development would.

Mr. Fink asked the number of bedroom units, and the developer stated that they would be one and two bedroom units. They will be renting to people with children 14 and over with a rental of about \$165.00 per month. The structure is to be about 2½ stories high.

Mr. Del McCann of 1520 Biltmore stated that he was protesting this development as it would be a hazard to traffic. As far as the buffer between this property and the railroad, they use the woods and this was

one of the reasons for moving here from Holt. There is a lot of wild life, and he would like to keep it that way.

Mr. Bud Sandin, 1700 Biltmore also protested against the development, and advised that the lay of the land would accommodate this type and called Mr. Kessler's attention to some discrepancies in his statements.

Mr. Fink asked for a count of the people in the audience protesting this rezoning. There were 18. He then told that the unimproved lot would be next to impossible to develop into single family use.

A man from the audience asked with all the area in single family units, why allow this apartment on the one lot in the middle.

Mr. Houston asked for a clarification on the discrepancy on the petition. The petitioner will have it corrected.

Mrs. Mary McCann asked for more information about the development. Mr. Kessler stated that it is about 75 ft. from the railroad tracks and the area is approximately 59,000 sq. ft. They intend to have 17 units.

A large area will be used for a recreation area. To eliminate maintenance costs, no trees will be removed unless absolutely necessary.

Mrs. Mobley of 1529 Biltmore asked what will happen with traffic. The area is self contained and the roads will not go through and therefore there will be no shortcuts.

Mr. Joe Glasovatz, of 1608 Biltmore, asked the number of parking spaces and was advised that they will have 31 parking spaces.

Mr. R.K.F. Hawkes of 1604 Biltmore stated that the trees are an excellent buffer and wondered how many people would be able to live next to the railroad tracks and can the developer limit the people with children over 14 years of age.

Mr. Fink informed Mr. Hawkes that this was not a matter that the board legally is involved with.

A petition against this rezoning was filed and presented to the board for their consideration.

Matter was referred to the Zoning Committee.

Z200-65

Community Unit Plan submitted by Bert L. Smokler and Co. for property at Miller and Haag Road.

Mr. James Church outlined a graphic presentation of the area.

Mr. Eugene Zeimet stated that the existing pond may be filled by the Parks Department.

Mr. Ted Haskell of the Parks Department was in the audience and stated that there might be a problem with the water and it should be filled and leveled for a play area.

Mr. Houston asked about the school site and if plans had been worked out with the Board of Education. Mr. Zeimet reported that the school site would be 7.2 acres. Park area will be 12 acres; 6 to be dedicated and 6 to be purchased by the city.

Mr. Fink asked the size of the units and was advised that they would vary and be primarily for sale.

Mr. Black asked about the excepted area, and Mr. Zeimet stated that this was Mr. Fread's homestead.

The Secretary asked if these were to be under the 221-D3 program and was advised that they were not.

Mr. Heino asked if they would be similar to those in the present project and Mr. Zeimet advised that these will be upgraded.

Mr. Manz questioned the need for a cross street. The blocks are longer than normal blocks. Mr. Zeimet stated that the Planning Department had suggested 80 ft. lots (carrier type), but he had no objection to another road. Mr. Manz then stated that the road should be an outlet from the school.

The Secretary asked the number of units and was advised there would be 490.

Mr. Reynolds asked about the increase in traffic on Hillcrest.

Mr. Siebert asked the name of the owner of the property to the south and was advised that he was unknown.

The Secretary advised that he believed this was undeveloped land and if it were to be developed it would have to be platted.

Matter was referred to the Zoning Committee.

Recess from 9:30 to 10:00 P.M.

Mr. Ted Haskell and Mr. F. Gibson Butler representing the Mayor's River Improvement Committee gave a slide presentation on the Grand River.

Z-221-65

Motion by Houston, seconded by Bretz that a public hearing be set for the Community Unit Plan submitted by St. Vincent

de Paul for Tuesday, January 18, 1965 at 7:30 P.M.

Motion carried by unanimous vote.

Z-227-65

Motion by Houston, seconded by Siebert that a public hearing be set for the Community Unit Plan submitted by Walter Neller Company for Tuesday, January 18, 1965 at 7:30 P.M. for property located at 900 and 1000 block Washtenaw and 900 and 1000 block Allegan.

Motion carried by unanimous vote.

BUSINESS SESSION

ZONING COMMITTEE

Z-188-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that the petition by Walter Neller Ent. and Neller Homes Inc. to rezone a parcel at 6326 S. Cedar Street from "A" one family to a Community Unit Plan be approved subject to the following:

1. That the overall plan of Johnson, Johnson and Roy be approved including the following:

That single family development contain a minimum of 50 acres with an average lot size of 75 ft. by 120 ft.

That the town house area be limited to 17.7 acres, 176 units at a density of 10 units per acre.

That garden apartment area be limited to 11.4 acres, (201 units) and a density of 18 units per acre.

That high rise apartment area be limited to 2.7 acres, containing 240 units in two towers.

It is understood that the additional land acquired will be added to the plan be developed for single family, school-park property or a church site.

That the park area as proposed (3.3 acres) be increased by 5 acres for a total of 8.3 acres.

2. That a preliminary plat for the entire area be submitted with final platting to be determined in accordance with the actual land development.

That a satisfactory arrangement be made with the Board of Education for the relocation of the school-park site north of the proposed Edgewood Extension.

4. That satisfactory arrangements of ingress and egress from S. Cedar Street

to the area be coordinated and developed in accordance with the requirements of the Michigan State Highway Department.

5. That an access be acquired to the property from Miller Road. This access to be the connection with the North-South street through to Miller Road.

6. That the shopping center be developed as a convenience type retail outlet providing a service to the general neighborhood. That the center be developed on an area no larger than 9.5 acres and contain not more than 57,000 square feet of commercial floor space. The expansion of the center may occur after 1972 with a maximum increase of 15.5 acres of commercial development and a maximum of 125,000 square feet of commercial floor area.

7. That the development approval be valid for a period of one year from the date of Council approval with a re-analysis and review to be considered prior to extension of approval. Extension of approval may be granted at the request of the petitioner, the normal review procedures.

The Board in examining this petition discussed at length and considered the following factors:

1. The Staff's report and staff discussions.

2. The economic report submitted for the Kahres Farm by Larry Smith and Associates dated September 14, 1964.

3. The location of a regional center with its area of impact or trade area if located in the proposed site would have a detrimental effect on the general welfare and the business community as a whole, in particular the central business district and outlying commercial center, would be adversely effected. This would result because the trade area of the proposed regional shopping center would over-lap these existing commercial facilities.

4. The proposed regional center at this site could deteriorate the total tax base due to loss of sales in other existing commercial developments. This type of market deterioration has been the basic cause of commercial blight.

5. If a regional center were developed to the west of Lansing as has been discussed, then its impact would not necessarily affect the existing trade area as greatly as would the proposed development. It is assumed that a regional shopping center development to the west would be near the Saginaw I-96 interchange with development to take place no earlier than five years hence.

6. In the development of the land use and marketability study for downtown Urban Renewal Project No. 1, Larry Smith and Associates, economic consultants, in a report dated October 1963, outlined the key assumptions for potential strengthening of the central city and the overall city tax

base as follows: (These potentials based on the assumption that a new major department store is the key assumption in the forecast of over \$17 million in additional Lansing C.B.D. sales by 1970. It is probable the sales increase would be less than one-half this amount without a new department store unit enter the Lansing market through a suburban location.

The availability of prime sites for a department store, office buildings, a motor hotel and apartments offers substantial opportunities to local investors who may wish to participate in redevelopment action. The new facilities, if developed in reasonable relationship to market demand, will not subject other C.B.D. facilities to unusual competitive pressures.

The City of Lansing, in return for its investment in the project area, will realize a strengthened tax base, with obsolete, out-moded structures replaced by new, high-value facilities, both within the project area and from new construction stimulated outside the project area by C.B.D. revitalization. The potential increase in assessed valuation and tax revenue from the project area can be estimated in dollar terms upon the completion of the redevelopment plan and the reuse appraisal.

Finally, the entire Lansing community will benefit from a strong and attractive central business district, which can serve a wide variety of interests and activities and stand as a fitting representative of the city of Lansing."

7. The Board believes that in the interest of the existing tax base and the business of the community-maintaining the general welfare is a major factor when considering the proposed development.

Mr. Heino asked if other than the Larry Smith and Associates consultant report had made recommendations, and was advised that this was also in accord with the Master Land Use Plan.

Mr. Black asked where the one family units would be placed if the larger shopping center were developed.

The letter from Dick Neller was read. No new site plans have been submitted.

The Board was advised that in the Larry Smith report a regional shopping center proposed a minimum of 30 acres. The Secretary told of the square foot requirements in this recommendation.

Motion by Houston, seconded by Bretz that the Rules of Procedure be suspended to allow Mr. Dick Neller to speak.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds, and Siebert—8.

Nays: None.

Mr. Richard Neller stated that this obviously means a great deal to us. We have done everything we can to be above board with the city. Larry Smith Company was hired upon the recommendation of Ray Guernsey.

Johnson, Johnson and Roy were hired on the recommendation of Mr. Guernsey. We feel somewhat hurt that we are not able to have a copy of your report because our records were forwarded to you as soon as we got them. I don't feel on too sure ground here talking about something I haven't seen, however, I have a lot to say. You mentioned the Urban Land Institute, many many times in the zoning committee report and in the staff reports. We are members of the Urban Land Institute. My father is a member of the Community Builders Council that wrote the book the material is taken from. This plan was presented December 9th to the Urban Land Institute Community Builders Council in Chicago. We have the comments made by that group on tape which would scare the daylight out of you. We got a piece of property here that I believe we have all underestimated. Ron Bussey, the Chicago representative of the Larry Smith Co. made this statement to me, Johnson, Johnson and Roy made this statement to me and we are convinced of it through recent happenings in the down to earth kind of market research that we in the real estate business have learned to believe in, and that is when people come knocking on your doors. People who are interested in building one building bigger than what your recommendation permits up until 1972 and they want to build it now, not one, but more than one. The population of the greater Lansing area is over 300,000. Some other reasons why these major retailers may want to locate in this town is that we are the third highest city in retail sales in the United States. We have an exceptional market. To look at it selfishly,—what we have to do,—there has been a terrific amount of activity from major retailers in this market. We have every reason to believe that they are going to locate this market. They are the ones that determine where they are going to locate. Those of us who are in the business of trying to help them locate have to do everything we can to make whatever we have to offer desirable to them. The one that gets one of these major tenants is going to end up getting them all, in my opinion, and also in the opinion of several people on the Community Builders Council of the Land Institute. The trend is more and towards a larger and larger center, therefore, if we are not able to offer this property to these major tenants in the form of a true and complete regional shopping center, I believe they are going to go someplace else and when they go someplace else, we are not going to have use for even 27 acres of commercially zoned property. Not having a copy of that, there is one thing that is absolutely impossible to live with and that is the restriction of the approval of the plan as presented with the changes, that factor is the condition upon which we have

to negotiate a change with the school. We cannot guarantee anything of the kind. We can only do our best. We have not prepared any schematic plans showing any other plan because it is dog gone expensive. We feel we can spend a great deal more on planning than we have right now, but we don't want to spend it until we know where to spend it.

The competition factor is of great concern to you I know, it is of great concern to a lot of people. You are talking to one of the bigger property owners in the downtown Lansing area, fortunately. I am glad we own property down town, however, competition is what has built this country—it can do the things to build this city. Undue competition is always looked at very closely in other forms of business, now, it begins to appear that our biggest competitor is local government, not only do I say that because of this project, but because of things that have been happening in East Lansing, and things that happened Monday night. There becoming of more and more concern to those in the real estate business. I know there are good reasons for these actions being taken, but I am sort of wondering here as I don't have exactly what I need to sell you people that this location is the best location in all of greater Lansing for a regional shopping center, and I don't have signed leases to show that there is a demand. I'll never get signed leases unless I can go to the potential lessees and guarantee them that we can produce the land properly planned and zoned for their uses. The city experienced the same thing in Urban Renewal. These companies don't want to talk to anybody that can't do anything, and that's about where we sit now.

In answer to Mr. Heino's question, there have been other market surveys taken on this area for major department stores. We have not seen these full reports. They have been hired by prospective tenants or prospective owners of the shopping center. It is real serious question. In my opinion, it is the best piece of land in the City of Lansing, that is not down town. In my opinion nothing is as good as down town. We can't afford to make a mistake on what we do with this piece of property. When I say we, I mean, we the developers, and we the planning commission. The Urban Land Institute recommended to us that we develop no single family development in this project. They recommend that we not settle for less than 60 acres of correctly zoned property. This was said by a gentleman who has undertaken dozens of developments like this throughout the country of this size, smaller and many larger. There is extreme brevity is their recommendation to us. This is the key intersection in Lansing and I think it always will be. You people are well aware as I, probably more so, of other activity in this general location. This without a doubt, will be the hot spot in Central Michigan. We want to be able to take advantage of it. We feel we are equipped to do the best job and somehow we have to convince you that we are on the right track. Thank you.

Mr. Heino asked I take it when you say these potential tenants, you could not give them what they needed, they would go somewhere else, I assume outside city, presumably they couldn't get it inside the city, and Mr. Neller answered, where else would they go inside the city other than across the street. What other location would you rezone for that kind of use.

Mr. Black stated that he agreed with Mr. Neller in his remarks about the school property, however he agreed with the committee that it should be north of Edgewood Blvd. instead of South. The only question is whose responsibility is it to make the switch and so I would like to ask who owns the property north of Edgewood Blvd. is that in a single ownership? Mr. Neller stated that we own all the property across from the school on Edgewood and the property from the end of Coulson Court. We have enough land to trade, in other words. We have had several meetings with the school board and I frankly, had hoped we could do business with them. The entire project is ready for construction right now. There is additional land that we are trying to acquire just to back into some of these 400 ft. deep lots, etc. This is the most crucial question at hand, frankly. Here is a school that is liable to be stuck in a spot like Fairview School. There is no question in any of our minds that Edgewood is going to be a very major street. We saw it continue through Smokler's proposal earlier this evening. That's a real problem that school. It is poorly located. The board bought that property even before I-96 was conceived. That's why it's there.

Mr. Black asked if this was one of the schools not affected by the vote then, and Mr. Neller replied that is correct.

Mrs. Bretz asked where are they going to get all their students. Right now the school they have planned is only large enough to accommodate those children who currently live on Gardenia, Coulson Ct., Rosedale, Somerset and the streets from Cedar Street to S. Washington and from generally Miller Road to I-96.

Mr. Reynolds asked how much urgency is there on this question, and Mr. Neller stated that this always is a hard question to answer.

Mr. Reynolds then asked, these people you are talking about, these tenants, the people that you think you have, are they ready to sign right now or wait 6 months or 8 months? Mr. Neller advised that those we are talking to are ready to do business with us or with anyone else that comes along.

Mr. Manz then stated that he didn't think we ought to let any project as big as this hinge on whether or not Dick Neller can reach an agreement with these people, which may never be reached. If we stick to the report as it is, from the way I read it and understand it, this whole thing would hinge on whether or not they could reach an agreement with the school board.

The Secretary then remarked that there are two steps that the Board could take. One, to request the school board to review the site plans in accordance with Act 285, which they are supposed to submit to the board, and verbally they have said that they would do this. We could recommend to them that the school site be located North. In your consideration of this project, change it from a mandatory requirement to one requesting the developer cooperate and coordinate with the relocation of the school site, rather than make it a mandatory recommendation on the approval.

Mr. Manz suggested: Why don't we propose an amendment that every effort should be made to reach a satisfactory agreement, but not hinge it upon the final settlement.

Mr. Houston then added, one other comment, there is a possibility even though it is in the report that there may be further development in that area, which is possible. This may not necessarily be the site where the school will go anyway. We had made the recommendation in conjunction with the property which you have. In view of the other development which is taking place in the area this might not be the best site for it. It might be located somewhere else which may make it more servicable for the area.

Mr. Neller stated that they have the only land in the area which is usable for this service. What we would like to do is to have at least 45 acres commercial and we would go back to Johnson, Johnson and Roy and have them start over again, including in the plan a relocated school.

Mr. Houston asked for a recess temporarily so that the Zoning Committee can discuss this far.

Mr. Fink then recessed the meeting for five minutes.

Mr. Houston stated that the committee would like to change that part pertaining to the Board of Education.

Mr. Fink agreed.

Mr. Houston stated that the committee would like it to read that the developer is to co-operate with the Board of Education to locate the school site.

Mr. Fink asked if there would be any objection on the part of the Board if this was to be considered with the original motion. Mr. Fink then asked to have the motion presented.

Mr. Houston stated that the whole thing is re-negotiable at any time. Within a certain period of time.

Mr. Guernsey responded that the project is so large that it should be carried out over a period of maybe ten years. At the end of each year it should be reviewed.

Mr. Fink then asked if he was right in stating that reconsideration would be feasible within a period of one year from the date of council approved.

Mr. Guernsey answered that he was correct.

Mr. Neller stated that there is another thing that can create a problem. The approval of developing the neighborhood shopping center and the restrictions from enlarging that center until after 1972. This not only means you are telling us how and where, but also when I can do something. What are you actually going to do with that 15 acres that the city has said that I can't use. You have really tied my hands on that.

Mr. Manz remarked that he was wondering that same thing. The way that he understood it doesn't mean much of anything. (He then read a portion of the staff report "it may occur after 1972.") it doesn't say that it couldn't occur before that either, and it doesn't say that it will.

Mrs. Bretz then questioned, haven't we said he could do his 27 acres and that any extension can occur after 1972. Isn't that what we have said?

The Secretary clarified by saying that the report stated that he can develop 9.5 acres, or 57,000 sq. ft. of commercial floor space and that expansion center may occur after 1972. I assume from that that you will allow him to do that until 1972, after that, he may expand if he wishes.

Mr. Black questioned: "is it the intent that the 125,000 sq. ft. will include the 57,000?" And he was advised that was in addition, so that actually there would be actually 182,000 sq. ft. of commercial floor area.

The secretary reported that there can easily be confusion when considering the drive-in bank and the motor-hotel. If you approved the plan, your approval excludes from the retail area the bank; the motel; etc. and includes only the shopping center itself.

Mr. Manz then asked if this is the area north of Edgewood and was informed "Yes."

The Secretary then asked Mr. Neller for a clarification of the acreage requested in his letter and Mr. Neller reported that this includes the theater complex and the shopping complex, not the bank complex, the office building complex or the motel.

Mr. Manz then asked where the 1972 figure was arrived at. The secretary replied that the original economic report was prepared and recommended that around 1975 or later, the expansion of this center would occur, depending upon major tenancy availability, and the rate of actual population growth in the trade area tributary to the site. It is directed to the population served and the ability to get a major tenant.

Mr. Manz then queried, if this is passed the way it is, there would be no reason that he couldn't come back, if the need was there, to update this would there, and was informed that he could.

Mr. Neller then stated that he hoped that he had made it clear here that they would like to have zoned 40 to 45 acres zoned commercial now.

Mr. Siebert asked which direction from the present plan, and Mr. Neller stated that it would include that area and more to the South. It would cut off part of the northern edge.

Mr. Neller reported that the State Highway Department has restricted turning movements at this location. They have also specified that this entrance be moved up toward the end of the ramp. They have permitted a greater amount of turning movements now than before, thus creating a new major entrance with two primary factors from their point of view. This would become the major entrance. We felt that the basic concept must be to slide the boulevard up to this point, with all the shopping south of it. All of the higher density uses south of this road, then transplanting the school north, therefore, creating all of the south part of the property between Edgewood Blvd. and the expressway into relatively non-student bearing uses.

Mr. Manz then queried as to whether or not this had been discussed with the Highway Department and was advised that it had not been.

Mr. Neller further remarked that with the shopping centers all south there would again be an access road completely surrounding the center. Only in this case it would come down and around the center, so there would be a possibility of two exits.

Mr. Houston then replied that the Committee would be amendable to this change of the paragraph pertaining to the expansion of the center deleting the section starting with

"That any expansion of the center will be subject to further consideration of the board"

substituting this statement rather than the statement where it says expansion of the center would—"On the second stage of expansion" (item 6).

Motion by Houston, seconded by Heino, that the matter be tabled until the next regular scheduled meeting.

Mr. Heino stated that he would be particularly interested in any information he could come up with concerning the draw of business from downtown and particularly the Urban Renewal system and what effect your property would have on this.

Motion carried by unanimous vote.

Mr. Manz then stated, "that now that it is tabled, I can see Dick's position. If he does have 9½ acres and wants, even if he can get by with the 25 acres, if he isn't assured of the 25 acres, how can he plan.

Mr. Reynolds stated that he was in favor of giving him 27.

Misc-4-65

Motion by Bretz, seconded by Houston that the Board recommend to City Council that they "considered the request from Mrs. Curtis L. Groves, President of the Community Nursery School requesting a special permit to allow the erection of a building to house a day care nursery at 1309 W. Washtenaw.

The Board recommends that the special permit be granted under Section 36-42 (4) of the Lansing Zoning Ordinance subject to the following conditions:

1. That the board of the Community Nursery School be encouraged to obtain additional, adjacent land.
2. That the total requirements of the Department of Social Welfare be observed.
3. That all requirements of the Fire Department and the Board of Health be observed.
4. That six off-street parking spaces be provided for and developed according to the Lansing Code.
5. That the play area be suitably fenced and screened from the surrounding residential development.
6. That this Special Permit be valid for a period of one year from date of City Council approval."

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

STREETS COMMITTEE

S-27-65

Motion by Houston, seconded by Manz that a public hearing date be set for the preliminary plat of Georgetown Subdivision on Tuesday, January 18, 1966 at 7:30 P.M.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Nays: None.

URBAN RENEWAL

Mr. Reynolds reported that:

Project Status Acquisition

Fifty five out of 104 parcels have now been acquired in the Project for a total value of \$2,314,008. Five properties are presently under condemnation, of which 4 are in the expansion area directly East of the Community College and one to the South along Shiawassee Street. The Board of Urban Redevelopment will be soon recommending additional condemnations in the first two blocks of N. Washington Avenue.

Relocation

28 businesses have been relocated by the Urban Renewal Project with relocation benefits of \$62,000 being paid. 7 of them want out of business since the owner was elderly and decided to retire. 14 families and 19 individuals have been relocated.

Demolition

The first demolition bids were received December 3 for 10 stores located along Michigan Avenue from Barker-Fowler East. The low bid by Dore Wrecking Company was \$17,440. The next buildings scheduled for demolition are one-half of the row houses along Shiawassee Street just South of the Community College. The other section of row houses contain one property under condemnation so that these will need to be demolished in the future.

Redevelopment Proposals

The City Council is now reviewing the redevelopment proposal from the Lansing Area Redevelopment Corporation. The major consideration on this proposal is working out the parking arrangements on the ramp to be constructed along Grand Ave. between Ottawa and Ionia. The City's parking consultant, E. A. Barton and Associates is also reviewing the proposal as it affects the parking program.

Discussions are also now going on with those making redevelopment proposals for the 200 block of N. Washington Ave. Major emphasis is assuring a coordination of development with the parking ramp and the development on the first block.

Additional sites will be made available for development in the future and discussions with existing businesses within the area are now taking place to assist those interested and able to redevelop to do so."

The matter of amending Urban Renewal No. 1 to include 206-208 E. Michigan (Poxson Bldg.) and Michigan Avenue Bridge be referred to the Urban Renewal Committee for action at the next meeting, January 4th.

Mr. Edwin P. Brown presented a report to the Board of progress being made so far on the Public Housing sites.

PLANNING DIRECTOR'S REPORT

Motion by Siebert, seconded by Manz that \$1,500.00 transferred:

from the 170 110 full time salaries to 170 122 part time salaries.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds, and Siebert—8.

Nays: None.

Meeting adjourned at 12:40 A.M.

RAYMOND C. GUERNSEY,
Secretary.

M